

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on November 2, 2015. 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 Chad Oolman, Steve Roesner, Mick Snieder, and Earl Woudstra

Members Absent: Council member Rod De Boer

Staff: Janet Brown, Duane Feekes, Mark Gaul, Jim Pottebaum, Ken Meendering, Arlan Scholten, Gerry Bomgaars, and Randy Van De Griend

Guests: Doug Calsbeek, Tony Vande Brake, Rick Droog, Mike Hofman, Dick Miske, John Heller, Denny Vander Wel, Dan Roghair, MaryLou Vander Wel, Nora Mulder, John Buntsma, and John Slegers

Agenda: A motion was made by Council member Chad Oolman and duly seconded by Council member Steve Roesner approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Steve Roesner, Mick Snieder, Earl Woudstra; NAYS: None.

Approval of Minutes: The minutes of the October 19, 2015 council meeting were presented. A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Chad Oolman, Steve Roesner; NAYS: None.

Highway #10 East Urban Renewal Plan:

This being the time and place as advertised a public hearing was held to consider the proposed Amendment No. 2 to the Highway #10 East Urban Renewal Plan. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed amendment. The City Clerk reported that no written objections had been filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Steve Roesner and duly seconded by Council member Chad Oolman adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 2 to the Highway #10 East Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None. The resolution was assigned number 11-2-15-1712 and appears in the official resolution book. Records are kept in Appendix 15.

A motion was made by Council member Earl Woudstra and duly seconded by Council member Mick Snieder approving the first reading of proposed Ordinance No. 791, an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Highway #10 East Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Chad Oolman, Steve Roesner; NAYS: None. Records are kept in Appendix 15.

A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman to waive the second and third readings of proposed Ordinance No. 791. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Steve Roesner, Mick Snieder; NAYS: None.

A motion was made by Council member Chad Oolman and duly seconded by Council member Steve Roesner adopting Ordinance No. 791, an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Highway #10 East Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Steve Roesner, Mick Snieder, Earl Woudstra; NAYS: None.

Puddlejumper Residential Urban Renewal Plan:

This being the time and place as advertised a public hearing was held to consider the

proposed Amendment No. 5 to the Puddlejumper Residential Urban Renewal Plan. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed amendment. The City Clerk reported that no written objections had been filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Chad Oolman and duly seconded by Council member Earl Woudstra adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 5 to the Puddlejumper Residential Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Earl Woudstra, Steve Roesner, Mick Snieder; NAYS: None. The resolution was assigned number 11-2-15-1713 and appears in the official resolution book. Records are kept in Appendix 15.

A motion was made by Council member Mick Snieder and duly seconded by Council member Steve Roesner approving the first reading of proposed Ordinance No. 792, an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 5 to the Puddlejumper Residential Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Steve Roesner, Chad Oolman, Earl Woudstra; NAYS: None. Records are kept in Appendix 15.

A motion was made by Council member Steve Roesner and duly seconded by Council member Earl Woudstra to waive the second and third readings of proposed Ordinance No. 792. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Earl Woudstra, Chad Oolman, Mick Snieder; NAYS: None.

A motion was made by Council member Chad Oolman and duly seconded by Council member Mick Snieder adopting Ordinance No. 792, an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 5 to the Puddlejumper Residential Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Mick Snieder, Steve Roesner, Earl Woudstra; NAYS: None.

Eighth Street Corridor Urban Renewal Plan:

This being the time and place as advertised a public hearing was held to consider the proposed Eighth Street Corridor Urban Renewal Plan. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed amendment. The City Clerk reported that no written objections had been filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Earl Woudstra and duly seconded by Council member Steve Roesner adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Eighth Street Corridor Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Steve Roesner, Chad Oolman, Mick Snieder; NAYS: None. The resolution was assigned number 11-2-15-1714 and appears in the official resolution book. Records are kept in Appendix 15.

A motion was made by Council member Chad Oolman and duly seconded by Council member Mick Snieder approving the first reading of proposed Ordinance No. 793, an ordinance for the division of revenues under Iowa Code Section 403.19 for Eighth Street Corridor Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Mick Snieder, Steve Roesner, Earl Woudstra; NAYS: None. Records are kept in Appendix 15.

A motion was made by Council member Earl Woudstra and duly seconded by Council member Steve Roesner to waive the second and third readings of proposed Ordinance No. 793. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Steve Roesner, Chad Oolman, Mick Snieder; NAYS: None.

A motion was made by Council member Mick Snieder and duly seconded by Council member Chad Oolman adopting Ordinance No. 793, an ordinance for the division of revenues under Iowa Code Section 403.19 for the Eighth Street Corridor Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Chad Oolman, Steve Roesner, Earl Woudstra; NAYS: None.

Public Hearing on the Matter of the Adoption of Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of the Dunlop Wildlife Pedestrian Bridge Improvements:

This being the time and place as advertised a public hearing was held to consider the adopting of plans, specifications, form of contract and estimate of cost for the construction of the Dunlop Wildlife Pedestrian Bridge Improvements. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed improvements. The City Clerk report no written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Mick Snieder and duly seconded by Council member Steve Roesner adopting a resolution adopting the plans, specifications, form of contract and estimate of costs. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Steve Roesner, Chad Oolman, Earl Woudstra; NAYS: None. The resolution was assigned number 11-2-15-1715 and appears in the official resolution book. Records are kept in Appendix 15.

The Council then considered the bids which were opened on October 29, 2015 with the low bid being \$290,677.00 from Dixon Construction of Correctionville, Iowa. The bid is considerably higher than the budget for the bridge portion of the project. Steve Roesner shared that he has a contact with another bridge company that could look at the plans and specs to see if this is a competitive bid. Mick Snieder asked if they choose not to do the bridge would that jeopardize the Vision Iowa monies. Duane responded probably since it is a large portion of the project. Earl Woudstra expressed his concern with spending almost \$300,000 for one small portion of a trail. A motion was made by Council member Steve Roesner and duly seconded by Council member Mick Snieder to adjourn with this item to permit the Engineer to review and make recommendations on said bids, therefore defer action on the Resolution to the meeting to be held at 12:00 P.M. on Monday, November 9, 2015. Management will have the plans reviewed and have answers from Vision Iowa on the impact if no bridge is put in. On call of the roll motion carried. The vote was as follows; AYES: Steve Roesner, Mick Snieder, Chad Oolman, Earl Woudstra; NAYS: None.

Department Reports: This time was provided for Randy Van De Griend representing the Street Department and Arlan Scholten representing the Electric Department and Gerry Bomgaars representing the Gas Department to discuss with the Council accomplishments and priorities of their departments as the Council prepares for budget time. No official action was taken.

South Entrance Sign: Management shared quotes received for the construction of the South entrance sign which total \$23,776.00. The sign will be placed at the intersection of 460th Street and Albany Avenue. A motion was made by Council member Earl Woudstra and duly seconded by Council member Steve Roesner approving the installation of the South entrance sign in the amount of \$23,776.00. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Steve Roesner, Chad Oolman, Mick Snieder; NAYS: None.

Request to Allow Residential Usage in the C-1 Commercial District: Per the Council's request, the Planning and Zoning Commission met on October 29 to discuss the request of Dick Miske. First they reviewed the limits of the C-1, General Commercial District downtown and decided it should remain as is. Second they discussed whether any wording changes should be instituted to allow a possible reversion to 100% Residential Usage on the main floor of a Nonconforming Residential Use property and recommended no changes. The Council discussed the recommendation from the Planning and Zoning Commission and possible zoning changes. It was the consensus of the Council to stand with the Planning and Zoning Commission's recommendation not to make any changes to the C-1, General Commercial District downtown or wording changes. No official action was taken.

Bond Counsel Engagement Agreement: A motion was made by Council member Chad Oolman and duly seconded by Council member Steve Roesner approving the Bond Counsel Agreement with Ahlers and Cooney in the amount of \$4,000.00 for their work with the Not to Exceed \$400,000 General Obligation Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Steve Roesner, Mick Snieder, Earl Woudstra; NAYS: None.

Not to Exceed \$400,000 General Obligation Capital Loan Notes: A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra adopting a resolution fixing December 7, 2015 at 4:30 P.M. as the time for a meeting on the proposition to authorize a loan agreement and the issuance of Notes to evidence the obligations of the City

thereunder. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Chad Oolman, Steve Roesner; NAYS: None. The resolution was assigned number 11-2-15-1716 and appears in the official resolution book.

Not to Exceed \$2,700,000 General Obligation Bonds: A motion was made by Council member Steve Roesner and duly seconded by Council member Chad Oolman adopting a resolution calling a special election on the issuance of Not to Exceed \$2,700,000 General Obligation Bonds for the construction of a fire station. The special election will take place on March 1, 2016. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None. The resolution was assigned number 11-2-15-1717 and appears in the official resolution book.

Dutch Front: John Buntsma, representing the Dutch Front Committee, appeared before the Council to ask them to consider extending the Dutch Front Ordinance and to work with them on some revisions to the current ordinance. It was the consensus of the Council to extend the current ordinance until July 1 to allow time to make revisions. No official action was taken.

Administrative Reports:

Scheduled Meetings:

November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 16	Employee Recognition Dinner, PWEC
December 21	Council Meeting, 4:30 P.M.

Oral reports: Duane reported that the 2015 Street Improvements is considered substantially complete with a small punch list.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve reminded everyone to vote tomorrow and wished everyone running good luck. Earl gave an update on the clubhouse work and the fundraising projects.

Adjournment: No further business appearing it was therefore moved by Council member Chad Oolman and duly seconded by Council member Mick Snieder to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Mick Snieder, Steve Roesner, Earl Woudstra; NAYS: None. Adjournment time was 6:05 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk