

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on October 3, 2016. 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 Rod De Boer, Chad Oolman, Steve Roesner, Tony Vande Brake, and Earl Woudstra

Members Absent: None

Staff: Janet Brown, Mark Gaul, Jim Pottebaum, Duane Feekes, and Kurt Frederes

Guests: Doug Calsbeek, Mike Hofman, Dan Roghair, Denny Vander Wel, and John Heller

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Chad Oolman approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Chad Oolman, Rod De Boer, Earl Woudstra; NAYS: None.

Approval of Minutes: The minutes of the September 19, 2016 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Chad Oolman, Earl Woudstra; NAYS: None.

Industrial Park West Urban Renewal Plan: A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer adopting a resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Industrial Park West Urban Renewal Plan for a proposed Urban Renewal Area in the City of Orange City, State of Iowa. The consultation date will be October 11, 2016 and the public hearing will be November 7, 2016. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None. The resolution was assigned number 10-3-16-1761 and appears in the official resolution book. Records are kept in Appendix 16.

Retail Utility Incentive Program: A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman approving the Retail Utility Incentive Program application from Downtown Grill. Tonya Johnson will open a new restaurant in the building that formerly housed the Hatchery. The building is being completely remodeled with an approximate 1,200 sq. ft. addition being added. The addition will have a new kitchen, catering kitchen, bathrooms and meeting area. The existing portion will be completely remodeled. Downtown Grille will be open for breakfast, lunch and dinner. They will provide catering as well. Their goal is to open in December 2016. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Tony Vande Brake, Earl Woudstra; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Earl Woudstra approving the Retail Utility Incentive Program application from Kyle and Shelly Wassenaar to open a new restaurant in the former De Koffie Hoek location. They will again utilize the Hatchery name. Their goal is to open in mid-October. The new restaurant will specialize in breakfast, lunches and a variety of coffee products. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Earl Woudstra, Rod De Boer, Chad Oolman; NAYS: None.

A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer approving the Retail Utility Incentive Program application from Roger Aaron for a 2,900 square foot Anytime Fitness to be located in the Highway 10 Plaza. Their goal is to be open in mid-December 2016. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None.

Council member Steve Roesner entered the meeting at 4:42 o'clock P.M.

A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman approving the Retail Utility Incentive Program application from Roger Aaron for a 1,300 square foot tanning salon (Apres' Soleil) to be located in the Highway 10

Plaza. Their goal is to be open in mid-December 2016. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Steve Roesner, Tony Vande Brake, Earl Woudstra; NAYS: None.

Retail Encouragement Loan: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the Retail Encouragement Loan application from Roger Aaron for a 1,900 square foot liquor store (Gameday Liquor) that will sell wines, liquor, and beer. They will qualify for a maximum of \$10,830 (1,900 x \$5.70) based upon documentation of expenses. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Chad Oolman, Steve Roesner, Earl Woudstra; NAYS: None.

MRES Agreement (FAA): A couple of years ago we approved a Transmission Facilities Assignment Agreement (FAA). In that agreement we named Missouri River Energy Services (MRES) as our Functional Control Agent in working with the Southwest Power Pool. The FAA allows MRES to work directly on our behalf concerning our transmission line that goes through town and is a part of the Regional Transmission System (RTS). This revised agreement makes changes that have come from the initial year of operation by SPP in this area. MRES is also doing this for 11 other towns that have transmission that qualify as part of the RTS. A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the revised agreement with Missouri River Energy Services. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Chad Oolman, Tony Vande Brake, Earl Woudstra; NAYS: None.

Airport Facility Operation: Mark Cory from Ahlers Law Firm has drafted an amended 28E Agreement for the Sioux County Regional Airport Agency. The basis for the amended agreement is for financing the remainder of the project and how each Entity in the agreement will pay for that financing. The Amendment states that the first monies put in by each entity will be according to the current formula of which the first \$245,000 is split by Sioux County putting in \$55,000 and Orange City and Sioux Center putting in \$190,000 according to the formula using property valuations and census numbers, which currently is 43% and 57% respectively. The balance of funds needed will be split evenly between the 3 Entities. Sioux County will issue the debt based on this amended agreement. Steve Roesner questioned if we were given credit for the entitlement funds the City transferred to the airport. Duane responded that keeping the 43%/57% split instead of an even split with Sioux Center covers a lot of it. Steve also questioned if costs to redo our current airport can be recouped before dollars are given to FAA. Duane is working with the FAA on this. A motion was made by Council member Earl Woudstra and duly seconded by Council member Steve Roesner adopting a resolution approving the amended 28E Agreement with the City of Sioux Center, Iowa and Sioux County, Iowa for the joint extension, improvements and operation of an airport facility. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Steve Roesner, Chad Oolman, Rod De Boer, Tony Vande Brake; NAYS: None. The resolution was assigned number 10-3-16-1762 and appears in the official resolution book.

Fire Station Project: The Council discussed whether or not to put in the ice melt system on the sidewalk firefighters would use to enter the building during an emergency. Poppema-Sikma would like \$23,971 to do this area. Dan Roghair explained why he felt it was necessary to install this ice melt system. Chad Oolman expressed that it is almost \$1,000/foot and that no private business could afford to install that. Tony Vande Brake agreed that it is expensive but would like to work with the contractor to get it put in. Steve Roesner asked if all the firefighters would run down that sidewalk. Dan Roghair responded yes. Chad Oolman also wondered how many other additional expenses will come up. After some discussion, a motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer to use an average of the bids to allocate a dollar amount towards the installation of the ice melt system. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Chad Oolman, Tony Vande Brake, Earl Woudstra; NAYS: None.

Administrative Reports:

Scheduled Meetings:

October 17	Council Meeting, 4:30 P.M.
November 7	Council Meeting, 4:30 P.M.
November 21	Council Meeting, 4:30 P.M.
December 5	Council Meeting, 4:30 P.M.
December 14	Employee Recognition Dinner, Prairie Winds
December 19	Council Meeting, 4:30 P.M.

Oral reports: Duane gave an update on the 2016 street project. If work doesn't begin this week management, along with 2 Council members, will meet with the contractor. Duane reported that the ISO rating went down to 3, which will take effective January 1, 2017. Mike Hofman shared that 80 chamber executives will be in town this week.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve shared that he was approached about possible funding for the Sioux County Conservation's Oak Grove Project. Steve also inquired about filling Julianna's position, and shared an idea that the old airport could be used for drag racing events.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Chad Oolman to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Steve Roesner, Tony Vande Brake, Earl Woudstra; NAYS: None. Adjournment time was 5:40 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk