

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on August 6, 2018. 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, Steve Roesner, Tony Vande Brake, and Earl Woudstra

Members Absent: Council member Chad Oolman

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

Guests: Doug Calsbeek, Bill Kepp, Steve Boote, Ryan Pidde, Josh Kruger, Nick Bruhn, Marlin Vollink, Chris Immecker, Mary Abels, Denny Vander Wel, Daryl Beltman, and John Slegers

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

Citizen Comments: This time was provided for citizen comments. None comments were received.

Approval of Minutes: The minutes of the July 16, 2018 council meeting were presented. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Steve Roesner; NAYS: None.

Rezoning of Property: This being the time and place as advertised a public hearing was held to consider the rezoning of Mary Abels property located at 608 Iowa Ave SW from C-2/Highway Commercial to R-1/Low Density Residential. The Mayor called for comments from members of the audience and no one was heard speaking for or against the rezoning. The City Administrator 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 Tony Vande Brake, and duly seconded by Council member Rod De Boer adopting a resolution approving the property zoning change of 608 Iowa Ave SW from C-2/Highway Commercial to R-1/Low Density Residential. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Tony Vande Brake; NAYS: None. The resolution was assigned number 8-6-18-1836 and appears in the official resolution book.

Council member Earl Woudstra entered the meeting at 4:43 o'clock P.M. during the Eagle Construction discussion.

Eagle Construction Company Multi-family Housing Project Proposal: Steve Boote, Ryan Pidde, Josh Kruger, and Nick Bruhn, representing Eagle Construction, presented their proposal for a multi-family housing project in Puddle Jumper Trail 9<sup>th</sup> Addition. They would like to purchase lots 1 through 7. The project would happen in two phases. The goal would be for Phase 1 to begin in the fall of 2018 and include a 3-story 40 unit apartment building with 1 and 2 bedroom apartments for rent. Additionally there would be 8 – 2 and 3 bedroom townhouses for rent. Phase 2 would begin after Phase 1 is complete and the units are rented. A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the agreement with Eagle Construction for their multi-family housing project in Puddle Jumper Trail 9<sup>th</sup> Addition, lots 1 through 7. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None.

Resolution Ordering Construction of the Dunlop Trail Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner adopting a resolution ordering the construction of the Dunlop Trail Improvements, and fixing September 4, 2018 as the

date for the hearing and the taking of bids on August 31, 2018. Rod De Boer asked if the time frame to complete the trail could be earlier than July 1. Duane will ask the engineer and stated it could affect the bids. Steve Roesner inquired if that could be an alternate bid option. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Rod De Boer, Earl Woudstra; NAYS: None. The resolution was assigned number 8-6-18-1837 and appears in the official resolution book. Records are kept in Appendix 18.

Option for Prairie Heights to Purchase Property: Excel Development has asked for an option to purchase the 5 lots directly to the east of the Prairie Heights Housing Development on the south side of 14<sup>th</sup> Street. Their intent would be to build five duplex units for subsidized housing. They would be willing to pay the full asking price of \$20,000 per lot. Like the first Prairie Heights Development, Excel Development needs to apply for tax credits in November and will find out if they received them in March of 2019. If they receive the credits, they will move forward with the project. If not, the option agreement will expire and the lots would be available for sale. Rod De Boer asked if these end up on the tax rolls. Duane responded not very much value shows up. A motion was made by Council member Earl Woudstra and duly seconded by Council member Steve Roesner approving the option with Excel Development to purchase 5 lots east of Prairie Heights Housing Development along the south side of 14<sup>th</sup> Street. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Steve Roesner, Rod De Boer, Tony Vande Brake; NAYS: None.

Resolution Declaring an Official Intent Under Treasury Regulation 1.150-2 to issue debt to reimburse the City for Certain Original Expenditures Paid in Connection with the Fire Truck Pumper Purchase: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with the Fire Truck Pumper purchase. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Steve Roesner, Earl Woudstra; NAYS: None. The resolution was assigned number 8-6-18-1838 and appears in the official resolution book.

Employee Picnic: A motion was made by Council member Earl Woudstra and duly seconded by Council member Tony Vande Brake that in recognition of efforts of employees of the City of Orange City, the Council would like to hold an employee picnic and give a gift of appreciation. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Tony Vande Brake, Rod De Boer, Steve Roesner; NAYS: None.

Beer/Wine Permit Renewal Application: A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the renewal application for a Class C Beer and Class B Native Wine Permit as submitted by Casey's. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None.

Pay Request: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner approving the pay requests of Rens Construction for work in Puddle Jumper Trail Ninth Addition for \$45,255.62 and Vander Pol Excavating for work in 2018 Street Project for \$143,204.01. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Rod De Boer, Earl Woudstra; NAYS: None.

Orange City Development Corporation – Memorandum of Understanding: Mark Gaul reviewed the updated Memorandum of Understanding with the Orange City Development Corporation. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the Memorandum of Understanding. Rod questioned if the interest rates could be locked in longer. Mark will review that before next year's review. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Steve Roesner, Earl Woudstra; NAYS: None.

Ordinance Adding Fire Department to City Code: This Ordinance spells out the basic operations of the Fire Department, which is how they are currently operating now, with the exception of adding the Fire Services Fees section. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner approving the first reading of proposed Ordinance No. 812, an ordinance adding Fire Department. Rod De Boer questioned the up to dollar amounts on the fees. Denny Vander Wel explained that he and the Assistant Fire Chief's would discuss each case. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Rod De Boer, Earl Woudstra; NAYS: None.

Puddle Jumper Trail 9<sup>th</sup> Addition: Kurt presented the proposed Dedication and Plat for Puddle Jumper Trail 9<sup>th</sup> Addition which sets lot pricing, dwelling/garage sizes, number of lots one can purchase, etc. No official action was taken.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution proposing to dispose of City owned real estate and setting the hearing for August 20, 2018. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Steve Roesner, Earl Woudstra; NAYS: None. The resolution was assigned number 8-6-18-1839 and appears in the official resolution book.

Ordinance Amending Subdivision Regulations with Development Assistance: This ordinance provides for financial assistance to developers for street subgrade costs using required concrete/fly ash products, sanitary sewer costs and storm water costs within the subdivision. A motion was made by Council member Earl Woudstra and duly seconded by Council member Rod De Boer approving the first reading of proposed Ordinance No. 813, an ordinance amending subdivision regulations with development assistance. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Rod De Boer and duly seconded by Council member Earl Woudstra to waive the second and third readings of proposed Ordinance No. 813. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Earl Woudstra, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner to adopt Ordinance No. 813, an ordinance amending subdivision regulations with development assistance. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Rod De Boer, Earl Woudstra; NAYS: None.

Administrative Reports:

Scheduled Meetings:

August 14	Employee Picnic
August 20	Council Meeting, 4:30 P.M.
September 4	<b>TUESDAY</b> , Council Meeting, 4:30 P.M.
September 17	Council Meeting, 4:30 P.M.

Oral reports: Bryan reported on the 2018 Street Project, Concord had a July 27 deadline and is still not completed, should be doing more paving on Delaware next week; Puddle Jumper Trail 9<sup>th</sup> Addition, still dewatering the area, contractor has gotten earth movers stuck twice; Engineer says both projects are six weeks behind but the contractors have no concern on meeting completion dates; water tower was struck by lightning Sunday morning.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve gave credit to Duane and Mark for their work on new housing areas.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Steve Roesner, Earl Woudstra; NAYS: None. Adjournment time was 5:36 o'clock P.M.

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Deb De Haan, Mayor

ATTEST: \_\_\_\_\_  
Janet Brown, City Clerk