

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on September 17, 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 Chad Oolman, Rod De Boer, Tony Vande Brake, and Earl Woudstra

Members Absent: Council member Steve Roesner

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

Guests: Doug Calsbeek and John Slegers

Agenda: A motion was made by Council member Chad Oolman 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: Chad Oolman, Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None.

Citizen Comments: This time was provided for citizen comments. No comments were received.

Approval of Minutes: The minutes of the September 4, 2018 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.

Financial Report: The monthly financial report for August 2018, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Chad Oolman and duly seconded by Council member Tony Vande Brake approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Tony Vande Brake, Rod De Boer, Earl Woudstra; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from August 21, 2018 through September 17, 2018 was presented. A motion was made by Council member Earl Woudstra and duly seconded by Council member Rod De Boer approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Rod De Boer, Chad Oolman, Tony Vande Brake; NAYS: None.

Engagement Letter Agreement for Appraisal Services: The Federal Aviation Administration requires that we have two appraisals on the airport property in order to sell property. The two quotes are from Global Appraisal Services from Hampton, IA in the amount of \$5,000 and the second is from Commercial Appraisers of Iowa, Inc. from West Des Moines in the amount of \$9,000. The appraisal price will be good for one year after it is done. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the appraisals for the airport property. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Chad Oolman, Earl Woudstra; NAYS: None.

Orange City Puddle Jumper No. 9 Urban Revitalization Plan: A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman adopting a resolution determining the necessity and fixing November 5, 2018 at 4:30 p.m. for a public hearing on the matter of the adoption of a proposed Orange City Puddle Jumper No. 9 Urban Revitalization Plan. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Rod De Boer, Tony Vande Brake; NAYS: None. The resolution was assigned number 9-17-18-1845 and appears in the official resolution book. Records are kept in Appendix 18.

Construction of the Dunlop Trail Improvements: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution approving the construction contract and bond for the Dunlop Trail Improvements. 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. The resolution was assigned number 9-17-18-1846 and appears in the official resolution book. Records are kept in Appendix 18.

Liquor License Application: A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman approving the application for a Class C Liquor License as submitted by Downtown Grille. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Rod De Boer, Tony Vande Brake; NAYS: None.

Purchase Property to Create Alley: Daniel Ten Kley and the Ten Kley family have purchased the former Kraai furniture buildings and are working toward opening a new furniture store. They would like to take the former Kraai furniture clearance center and turn it into their warehouse. As a part of that project, they would like to place a receiving door on the north side of the building. There is a portion of property north of their building to 3<sup>rd</sup> Street NE that is owned by Oolman Funeral Home. There is also a portion of property just north of the former Kraai clearance center owned by the Ten Kley's. The Ten Kleys have requested that the City of Orange City consider purchasing these areas in order to create a City owned alley connection to 3<sup>rd</sup> street and to make a connection to the existing alley on the west side of the properties. This would create a through public alley from 2<sup>nd</sup> Street NE to 3<sup>rd</sup> Street NE. Prior appraisals for alleyway property averaged \$7.32 per square foot. We are referring to the Plender and Nahn appraisals that were done when working with them on the alley near their businesses. By using the \$ 7.32 per square foot for the purchase of the two properties, the Oolman property would be purchased for \$7.32 x 962 sq. ft. = \$7,041.84 and the Ten Kley property would be purchased for \$7.32 x 1,175 = \$8,601. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to purchase these properties in order to create a through public alley from 2<sup>nd</sup> Street NE to 3<sup>rd</sup> Street NE. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Earl Woudstra; NAYS: None; ABSTAIN: Chad Oolman.

North Weiland First Addition: A motion was made by Council member Chad Oolman and duly seconded by Council member Tony Vande Brake setting 4:30 p.m. on October 1, 2018 as the time for a public hearing to consider the final plat of North Weiland First Addition and the rezoning of this district. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Tony Vande Brake, Rod De Boer, Earl Woudstra; NAYS: None.

Resolution Approving the Official Street Finance Report of Actual and Accrued Expenditures and Receipts From All Funds for Street Purposes for the 2017-2018 Fiscal Year: A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman adopting a resolution approving the official street finance report of actual and accrued expenditures and receipts from all funds for street purposes for the 2017-2018 fiscal year. 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. The resolution as assigned number 9-17-18-1847 and appears in the official resolution book.

Administrative Reports:

Scheduled Meetings:

October 1	Council Meeting, 4:30 P.M.
October 15	Council Meeting, 4:30 P.M.
November 5	Council Meeting, 4:30 P.M.
November 19	Council Meeting, 4:30 P.M.

Oral reports: Bryan shared that all projects are running a little behind; wastewater will be given an extension due to all the rainwater running through the lift. Earl mentioned the street and parking around the soccer fields are working great; he asked when Delaware is finished if there could be no parking on one side of the street. Duane has reviewed that with Jim. Bryan shared that he doesn't think phase 3 of Delaware will start this fall.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Chad inquired who was responsible for maintenance on the golf course path, there are places where it is narrow due to stuff growing over the path. Duane responded the City is. Chad also mentioned that the Puddle Jumper Trail sign/landscaping on Albany needs some attention. Rod said the ½ way one does too. Rod also mentioned there are some trees along the golf course trail that should be trimmed up so people can ride bike around easier. Chad asked if trees along private sidewalks could be trimmed up. Earl shared Landsmeer is working to get the cart paths seeded; appreciate all the city's dirt and sand hauling.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Earl Woudstra to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Earl Woudstra, Chad Oolman, Tony Vande Brake; NAYS: None. Adjournment time was 5:01 o'clock P.M.

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Deb De Haan, Mayor

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