

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on September 8, 2020. 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 Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, and Tony Vande Brake

Members Absent: None

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Mark Gaul, Jim Pottebaum, Kent Anderson, and Matt Van Schouwen

Guests: Doug Calsbeek, John Slegers, Dan Drescher, Adam Howerzyl, Tyler Spaans, Reagan Putnam, Calli Shaw, Kailee Jenness, and Mike Hofman

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, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Citizen Comments: This time was provided for citizen comments and none were heard.

Approval of Minutes: The minutes of August 17, 2020 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Amend City Ordinances Article #17, Section 4, Non-conforming Structures: This being the time and place as advertised a public hearing was held to consider amending the City Code to allow for improvements to be made on non-conforming structures in the commercial district. The Mayor opened the time for the public hearing. Rod asked if the residences located in these areas could build a three-stall garage. Kurt responded they could if it meets the setback requirements. Rod asked about having an approval process. Kurt said that permits are required; very few properties will meet the requirements for setbacks and yard space. Steve asked if a house burns down in this district could they rebuild, Kurt replied that if the property is damaged to 50% or more, they would not be able to rebuild. Dan Drescher thanked Kurt and Planning and Zoning for their work on this; he loves Orange City and wants to improve his home and is willing to take the risk. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the first reading of proposed Ordinance No. 821, an ordinance that would allow existing non-conforming single family residential dwellings located in the commercial district to make alterations, construct additions as long as they meet R-1, Low-Density Residential District setback regulations and no additional dwelling units are constructed or created. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Rezoning of Property: This being the time and place as advertised a public hearing was held to consider the rezoning of Dutch Holdings, LLC property at 602 and 604 2nd Street SE and 601 3rd Street SE from R-1/Low Density Residential to R-2, Medium/High Density Residential. The Mayor opened the time for the public hearing. Kurt shared that this area has always been used as R-2, Medium/High Density Residential so this action is correcting the zoning. The property owners are considering selling the apartments as condos and/or possibly adding units in the basements. Kurt explained if they are sold as condos it will bring the properties more up to code. Tyler Spaans also explained their plans for improving the units. 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 Rod De Boer adopting a resolution approving the rezoning of Dutch Holdings, LLC property at 602 and 604 2nd Street SE and 601 3rd Street SE from R-1/Low Density Residential to R-2, Medium/High Density Residential. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 9-8-20-1916 and appears in the official resolution book.

Resolution Requesting Reimbursement from the Iowa COVID-19 Government Relief Fund: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution requesting reimbursement from the Iowa COVID-19 public health emergency. This will allow the City to receive up to a maximum of \$146,924.90 from the State as part of the federal CARES Act. The first submission to the State will be costs incurred from March 1, 2020 through July 31, 2020. A second submission will be for costs incurred from August 1, 2020 through September 30, 2020. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 9-8-20-1917 and appears in the official resolution book.

Purchase of MOC/FV School District Bus Barn: Mark Gaul explained the reason to purchase the MOC/FV School District bus barn is to gain control of all the property in that area and along Highway 10 in order to create a commercial lot. OCDC currently owns the property directly to the south of the bus barn. The City currently owns the property north of the bus barn. By making the purchase we will be able to create a 3.6 acre commercial lot to make for sale. The price for the bus barn property is \$225,000. Conditions of the sale are that the school district will be able to maintain possession until 02/15/2021. Additionally, OCDC will work with the school district to construct and lease a new bus facility in Industrie Centrum. The goal will be to complete the transaction by 09/30/2020 and OCDC to begin construction on a new bus facility as soon as practical. A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the purchase of the MOC/FV School District bus barn in the amount of \$225,000. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Approval of 28E Agreement between MOC/FV Schools, Sioux County, and City of Orange City: Bryan Wells from DGR has been leading the efforts to complete the 28E Agreement between the City of Orange City, MOC-FV Schools, and Sioux County for the shared development of infrastructure for the elementary school project. The agreement defines what costs are applied to each agency, including Jay Avenue and Highway 10 turn lanes, Jay Avenue paving, storm sewer, utility services, 14th Street paving, and site development. Steve commented on this project costing more than originally anticipated and ways to recover the costs through housing. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the 28E Agreement between MOC/FV Schools, Sioux County, and the City of Orange City. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Resolution Setting Public Hearing for Sale of City Owned Property: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner adopting a resolution setting 4:30 P.M. on September 21, 2020 as the time for a public hearing to consider the sale of 38 acres of farm ground to MOC/FV School District for the elementary school site. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 9-8-20-1918 and appears in the official resolution book.

Approval of Community Growth and Development Plan: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the hiring of ISG as the firm to assist with a city wide community visioning and Master Land Use Plan development process. ISG will provide consulting services to lead an extensive, inclusive, and innovative community engagement process to develop a master plan that identifies community values, milestones, and prioritized implementation steps to achieve a viable, sustainable, and accessible community. The cost for this plan is \$72,200. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Consideration of Collective Bargaining Agreement: The Council was presented with a proposal to extend the current Collective Bargaining Agreement through June 30, 2022 that would maintain all elements of the agreement and employees would receive a 2.75% wage increase. It was the consensus of the Council to table this item until the next meeting. No official action was taken.

Appointment to Planning and Zoning Board: Upon recommendation of Mayor De Haan, a motion was made by Council member Aaron Beadner and duly seconded by Council member Rod De Boer approving the appointment of Terry Hofmeyer to the Planning and Zoning Board for a five year term. Terry will fill the vacated position of Harold Hoftzyer. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Rod De Boer, Daron De Jong,

Steve Roesner, Tony Vande Brake; NAYS: None.

Liquor License Renewal Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the renewal 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: Aaron Beadner, Tony Vande Brake, Daron De Jong, Rod De Boer, Steve Roesner; NAYS: None.

Community Betterment Recommendations: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the recommendations of the Community Betterment Board of \$20,000 towards entrance signage and landscape improvements around Landsmeer Trail and Dunlop Trail and \$14,550 towards the highway billboard signage annual lease with Avery Brothers. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Administrative Reports:

Scheduled Meetings:

September 21	Council Meeting, 4:30 P.M.
October 5	Council Meeting, 4:30 P.M.
October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.

Oral reports: Earl explained that the request for voluntary water reduction was due to the high lawn watering that was happening not that we are at risk of not having water to serve customers, we have ten wells, the shallow wells are not doing well right now; it was the final weekend for the pool to be open, will be pumping the pool water to the golf course pond after the chlorine runs out; Jim held a police department meeting this week; Jacob Bosma from Grassley's office will be here September 17 from 3:00 to 4:00; MRES legislative meeting on September 16 at 9:00. Matt shared that the 5th Street paving project is nearing completion; work is happening on the alley project; utility installation going on in the Puddle Jumper Trail 10th Addition and Industrie Centrum with paving happening next week on 16th Street; hope to be closing out the 2018 projects soon.

Council Comments: The Mayor called for comments from members of the Council and none were heard.

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, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None. Adjournment time was 5:51 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk