

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on February 1, 2021. 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, Rod De Boer, Daron De Jong, Steve Roesner, and Tony Vande Brake

Members Absent: None

Staff: Earl Woudstra, Janet Brown, Kent Anderson, Kurt Frederes, Jim Pottebaum, Matt Van Schouwen, and Brad De Jong

Guests: Doug Calsbeek, Mike Hofman, Dale Plum, Michael Toering, Brandon Mars, Tim Van Voorst, and John Slegers

Agenda: A motion was made by Council member Daron De Jong 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: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

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

Approval of Minutes: The minutes of the January 18, 2021 and January 25, 2021 council meetings were presented. A motion was made by Council member Tony Vande Brake 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: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Amend City Ordinances for the Addition of Title 3, Building Regulations, Chapter 1, Building Code, Article 4, Rental Housing Units: This being the time and place as advertised a public hearing was held to consider the addition of Article 4, Rental Housing Units to the City Code of Ordinances. The Mayor called for comments from members of the audience. Dale Plum, representing the Planning and Zoning Commission, encouraged the Council to approve the ordinance. He expressed that is for basic safety, not extensive, and will also be helpful to know who is living where in case of emergencies. Tony asked if VRBO properties will be under this ordinance also. Kurt responded yes. Steve shared a phone call he received from a landlord who opposes the ordinance. Brad De Jong has reviewed the ordinance and feels it is providing safe housing and that it is a legitimate interest of the City in protecting citizens. The City Administrator reported that no written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the first reading of proposed Ordinance No. 825, an ordinance adding Article 4, Rental Housing Units, to Title 3, Building Regulations, Chapter 1, Building Code. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Board of Adjustment Appointment: Upon the recommendation of Mayor De Haan, a motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the reappointment of Gary Cleveringa to the Board of Adjustment for another 5-year term. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Dutch Front Ordinance: Management revamped the existing Dutch front ordinance to bring it into compliance with the current practice of enforcement and matching funds. Steve shared concern about removing the mandatory wording, he feels that in the past it has brought property owners to go with some Dutch features versus an exemption. Earl responded the goal was to not have disgruntled people, hoping to still encourage participation. Tony expressed he feels that the new proposed ordinance accurately addresses everything that was a challenge in the past. After some discussion, it was agreed to table this item. Steve is going to review the wording and offer some suggestions. No official action was taken.

Unity High School Project Request: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the financial request of Unity High School for their addition of a gym, science labs, and a bus barn, along with some

renovations of locker rooms, etc. to Unity High School in the amount of \$250,000 at the rate of \$50,000 per year for five years. 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.

Resolution Approving Bond Disclosure Policy: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution approving the Bond Disclosure Policy. 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. The resolution was assigned number 2-1-21-1938 and appears in the official resolution book. Records are kept in Appendix 19.

Resolution Directing the Acceptance of a Proposal to Purchase \$4,435,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2021A: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution directing the acceptance of a Proposal to Purchase \$4,435,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2021A. 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. The resolution was assigned number 2-1-21-1939 and appears in the official resolution book. Records are kept in Appendix 19.

General Obligation Refunding Capital Loan Notes, Series 2011B: A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner adopting a resolution authorizing redemption of outstanding General Obligation Refunding Capital Loan Notes, Series 2011B, dated August 23, 2011. 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. The resolution was assigned number 2-1-21-1940 and appears in the official resolution book. Records are kept in Appendix 19.

General Obligation Bonds, Series 2013A: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer adopting a resolution authorizing the redemption of outstanding General Obligation Bonds, Series 2013A, dated January 8, 2013. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 2-1-21-1941 and appears in the official resolution book. Records are kept in Appendix 19.

General Obligation Capital Loan Notes, Series 2015A: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution authorizing the redemption of outstanding General Obligation Capital Loan Notes, Series 2015A, dated April 22, 2015. 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 2-1-21-1942 and appears in the official resolution book. Records are kept in Appendix 19.

General Obligation Bonds, Series 2016A: A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake adopting a resolution authorizing the redemption of outstanding General Obligation Bonds, Series 2016A, dated March 3, 2016. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None. The resolution was assigned number 2-1-21-1943 and appears in the official resolution book. Records are kept in Appendix 19.

Set Public Hearing for Maximum Property Tax Dollars: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner setting a public hearing for February 15, 2021 to set the maximum property tax levy for the fiscal year 2021-2022. 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.

Property Acquisition: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the purchase of three parcels from Leona Noteboom for the Jay Avenue construction project at a cost of \$14,207.00. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Sioux County Regional Airport Agency Board Designees: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving

the designation of Duane Feekes and Earl Woudstra as representatives and Mark Vogel as alternative representative to represent the City on the Sioux County Regional Airport Agency Board. 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.

Proposed Land Agreement: Brandon Mars is requesting to reserve Lots 15, 16, and 17 in Puddle Jumper Trail 10<sup>th</sup> Addition for a proposed 12-plex. The 12-plex would include 11 two-bedroom units and 1 one-bedroom unit to be sold. Brandon will be applying for state tax credits and should be notified in July if he will receive them for this project. He would like to reserve the land with 0% down until December 31, 2021. A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving to reserve the lots until December 31, 2021. The Council asked Brandon to notify the City as soon as possible if the project will not be happening so the lots can be sold to someone else. 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.

Administrative Reports:

Scheduled Meetings:

February 15	Council Meeting, 4:30 P.M.
March 1	Council Meeting, 4:30 P.M.
March 15	Council Meeting, 4:30 P.M.
April 5	Council Meeting, 4:30 P.M.
April 19	Council Meeting, 4:30 P.M.

Oral reports: Earl shared he, Daron, and Tony are meeting with Alton representatives tomorrow morning; thanks to Kurt for the kitchen updates; Matt represented the City at the Northwestern vs. Dordt basketball game; MRES scholarships were awarded to Allie Haverdink and Tyler Nhan; MOC Elementary School bid letting for the first part of the project soon; City will complete their portion of the project in 2022; County will be grading this summer and paving in 2023; shared a thank you from Allie Haverdink.

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 Daron De Jong to adjourn. 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. Adjournment time was 5:28 o'clock P.M.

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Deb De Haan, Mayor

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