

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 6, 2021. A quorum was declared by Mayor Pro-Tempore Steve Roesner. 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, and Tony Vande Brake

Members Absent: Mayor De Haan

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

Guests: Doug Calsbeek and Mike Hofman

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

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

Approval of Minutes: The minutes of the June 21, 2021 council meeting were presented. A motion was made by Council member Daron De Jong 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: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Resolution of Support for the Iowa Workforce Housing Tax Credit Program: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer adopting a resolution in support of an Iowa Workforce Housing Tax Credit Program application to be submitted to the Iowa Economic Development Authority for Westridge Real Estate LLC. to construct a 32-unit apartment building in Puddle Jumper Trail 10<sup>th</sup> Addition with the City providing a local match of a ten-year tax abatement for the apartment building. 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 7-6-21-1967 and appears in the official resolution book.

Downtown Building Purchase: A motion was made by Council member Daron De Jong and duly seconded by Tony Vande Brake approving the purchase of the former coffee shop located at 111 Central Avenue NE in partnership with the OCDC for \$73,500. The City will fund the purchase and OCDC will pay the City back once the building is sold. 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.

TIF Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Rod De Boer approving the TIF application from Hy Vee for the new Dollar Fresh store. The project will create a 27,000 square-foot store that will offer a full selection of grocery items, bakery section, dollar section, Wall of Value, ready-to-eat meal offerings, Wine & Spirits, shoe section, and Joe Fresh clothing. The project will create 42 full and part-time jobs. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Rod De Boer, Daron De Jong, Tony Vande Brake, Steve Roesner; NAYS: None.

Purchase Agreement Request for City Owned Land: Vision Builders has proposed a housing development that would eventually have 2 buildings with condo units, 11 lots for twin homes and 28 lots for single family homes. They are calling the proposed development "The canals" and would have a canal & water feature in the development. In their first phase they would like to apply for Iowa Workforce Housing Tax Credits. In order to apply they need a purchase agreement for the location of the development. The proposed location for the development would be on the northwest 17.5 acres of the recently acquired Groen Property. They are asking for a purchase agreement for the property of \$25,000 per acre, which is the price the City paid when it was purchased. A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the purchase agreement with Vision Builders contingent on the project moving forward. 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.

Resolution of Support for the Iowa Workforce Housing Tax Credit Program: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner adopting a resolution in support of an Iowa Workforce Housing Tax Credit Program application to be submitted to the Iowa Economic Development Authority for Vision Builders, Inc. to construct a 19-unit condominium building and 3 two-unit condominium buildings in the northwest 17.5 acres of the Groen property with the City providing a local match of infrastructure installation greater than \$1,000 per unit. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake, Steve Roesner; NAYS: None. The resolution was assigned number 7-6-21-1968 and appears in the official resolution book.

Resolution of Support for the Iowa Workforce Housing Tax Credit Program: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution in support of an Iowa Workforce Housing Tax Credit Program application to be submitted to the Iowa Economic Development Authority for Mars Custom Install, LLC. to construct a 10-unit condominium building in Puddle Jumper Trail 10<sup>th</sup> Addition with the City providing a local match of \$1,000 per unit through reduction of lot prices. 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 7-6-21-1969 and appears in the official resolution book.

Review Fireworks Ordinance: The Council discussed the length of time fireworks are currently allowed to be discharged, June 15 to July 8. Comments received from the public are in favor of shortening the timeframe. It was the consensus of the Council to prepare an ordinance to change this timeframe to one week. No official action was taken.

Liquor License Renewal Applications: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong approving the renewal applications for Class C Liquor Licenses as submitted by Nederlander's Grill and The Roadhouse. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Tony Vande Brake, Steve Roesner; NAYS: None.

Police Officer Position: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the hiring of Jacob Harmelink as a Police Officer. 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.

Administrative Reports:

Scheduled Meetings:

July 14	Customer Appreciation
July 19	Council Meeting, 4:30 P.M.
August 2	Council Meeting, 4:30 P.M.
August 16	Council Meeting, 4:30 P.M.
August 23	Filing period begins for Mayor/Council election
September 16	Filing period ends for Mayor/Council election

Oral reports: Earl reported that we now have a full roster of employees with the hiring a Jacob; Landsmeer financials from last month look good; the pond pump is doing well; Arts in the Park is holding good events for the community; July 14 customer appreciation picnic; some trees on Central were taken down; working on a tree replacement plan. Matt provided a water update; appreciates the efforts the community has made to conserve; continuing to work on a new well site and route; North Weiland is moving ahead with their next phase and will be incorporating a bike trail in. Steve asked for an ISG update. Mark responded he should have the draft copy tomorrow, the steering committee will review, presentation to Council on July 19.

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, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. Adjournment time was 5:19 o'clock P.M.

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Steve Roesner, Mayor Pro-Tempore

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