

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on November 15, 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, Mark Gaul, Jim Pottebaum, Kurt Frederes, Kent Anderson, Mitch Aalbers, Noah Minnick, Randy Van De Griend, Alan De Jong, and Matt Van Schouwen

Guests: Mike Hofman, Doug Calsbeek, Arlo Van Beek, Nan Reinking, Jill Haarsma, Sara Huyser, Christine Koerselman, Mark Gunderson, Russ Adams, Shane Jager, and Adam Doughan

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the tentative agenda as the official agenda. 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.

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

Approval of Minutes: The minutes of November 1, 2021 council meeting were presented. A motion was made by Council member Steve Roesner 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: Steve Roesner, Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for October 2021, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the monthly financial report 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.

Monthly Bills: A Summary of Warrants report listing bills from October 19, 2021 through November 15, 2021 was presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the monthly bills, subject to audit. 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.

Department Reports: This time was provided for Randy Van De Griend, representing the Street Department, Alan De Jong, representing the Electric Department, and Mitch Aalbers, representing the Parks and Recreation Department, to discuss with the Council accomplishments and priorities of their departments as the Council prepares for budget time. No official action was taken.

Organizational Reports: Appearing before the Council to provide an update was Sara Huyser and Arlo Van Beek, representing the Dutch American Heritage Museum. No official action was taken.

MOC-FV Community School Field Project Request: Representatives from the MOC-FV Community School appeared to request support of \$1,000,000 over a three-year period to enhance the new elementary school field area, which includes the addition of turf, lighting, and concession stands. Total project is estimated at \$4,500,000. Rod asked if they would consider going back to the school district for a vote for this project. Russ Adams responded they are at bond capacity. Rod questioned if this would make the residential lots less attractive with the lighting and noise this would bring versus an open area. Aaron mentioned the future 12<sup>th</sup> Street will not be developed right away. Earl shared the estimated cost for 12<sup>th</sup> Street would be \$1,000,000, which creates 6 residential lots and approximately \$1,000,000 to \$1,500,000 in streets for the rest of the development. Steve questioned if the high school would use this complex. Mark Gunderson responded if Northwestern would have a home game they could go there to practice. Steve also questioned if Northwestern is committed to supporting the project. Mark Gunderson has a meeting with them on Thursday. Aaron asked if people would be allowed to use the area during the school day. Russ Adams responded possibly. Steve shared that the City

just launched a community master plan, which will require millions to complete projects, along with the increasing health insurance costs, and the daycare losing money; he expressed it's a great plan, the City will have to decide where to invest limited resources. The Council will review the request with other budget considerations. No official action was taken.

Not to Exceed \$400,000 Taxable General Obligation Annual Appropriation Capital Loan Notes: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving the Engagement Agreement with Ahlers & Cooney, P.C. for their work as Bond Counsel for the Not to Exceed \$400,000 Taxable General Obligation Annual Appropriation Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Aaron Beadner, Rod De Boer, Tony Vande Brake; NAYS: None.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting a resolution setting December 6, 2021 at 4:30 P.M. for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. 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. The resolution was assigned number 11-15-21-1979 and appears in the official resolution book.

Annual Urban Renewal Report for Fiscal Year 2020-2021: A motion was made by Council member Tony Vande Brake and duly seconded by Rod De Boer approving the Annual Urban Renewal Report for fiscal year 2020-2021. On call of the roll motion was carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Scooters Coffee Dutch Front Reimbursement: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the Dutch front reimbursement of \$20,060.85 for the Scooters Coffee building located on Highway 10, which includes an additional 1% of \$393.35 for engineering fees. Final cost of the Dutch front was \$39,335.00. 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.

Health Insurance: Council discussed the health insurance renewal rates, of which our current plan will have a 19.9% increase. Aaron questioned what percent of our budget goes to labor costs and how the increase in new tax revenue compares. Earl responded that salaries are 10% of the total operating budget, with benefits being an additional 4%. Steve shared that with that increase \$2,400/employee leaves here going to a third party; he would like to have a group review the existing benefits package and determine how we can get more back to the employee and not to insurance. Rod asked if going back to the union to negotiate a change was an option. Earl responded it is, but the time frame does not allow for that since the rates take effect January 1. Aaron also mentioned the higher CPI; he also wondered if any employees would benefit from using Hawkeye for their children. A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving to remain on the current health insurance plan with the 19.9% increase. A committee will review the whole benefit package over the next several months. 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.

Engagement Agreement with Ahlers & Cooney, P.C.: A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the Engagement Agreement with Ahlers & Cooney, P.C. for their work with amending and restating our Urban Revitalization Plan. 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.

Scheduled Meetings:

December 6	Council Meeting, 4:30 P.M.
December 9	Employee Recognition Dinner, PWEC, 6:00 P.M.
December 20	Council Meeting, 4:30 P.M.
January 3	Council Meeting, 4:30 P.M.
January 17	Council Meeting, <b>4:00 P.M.</b> – Budget

Oral reports: Earl shared that Mary Wichers will be retiring at the end of 2021, will be reviewing and reassigning duties of the office and advertising for a new position of Deputy City Clerk; shared a thank you from Mark and Jenon Scallon.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve shared a request for indoor pickleball courts. Earl responded they are playing upstairs in the gym and a space is available at Northwestern College.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to adjourn. 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. Adjournment time was 6:50 o'clock P.M.

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Deb De Haan, Mayor

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