

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on December 6, 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, Kurt Frederes, Mark Gaul, and Kent Anderson

Guests: Mike Hofman, Jonathan Beaver, Lisa Johnson, Sue Kroesche, Keith Allen, Randy Van Peurse, John Buntsma, Chad Kleinhesselink, Ann Mead, Doug Calsbeek, and Ann Minnick

Agenda: A motion was made by Council member Daron De Jong 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: Daron De Jong, Tony Vande Brake, 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 the November 15, 2021 and November 22, 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.

Organizational Reports: Appearing before the Council to provide an update was Ann Minnick and Randy Van Peurse, representing the Dutch Heritage Boosters and Jonathan Beaver and Chad Kleinhesselink, representing Landsmeer Golf Course. No official action was taken.

Department Reports: This time was provided for Lisa Johnson and John Buntsma, representing the Orange City Public Library, to discuss with the Council accomplishments and priorities as the Council prepares for budget time. No official action was taken.

Precinct Redistricting for Orange City and Holland Township: This being the time and place as advertised a public hearing was held to consider redistricting precincts. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed redistricting. 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 Daron De Jong approving the agreement between the City and the Sioux County Board of Supervisors which adds the unincorporated territory of the Western ½ of Holland Township to Orange City Precinct #1 and the Eastern ½ of the unincorporated areas of Holland Township, excluding the following tracts of land in Holland Township: all of sections 35 and 36 and all those tracts of land located south of the centerline of County Highway B50 in sections 25 and 26 to Orange City Precinct #2. There is minimal change to the dividing line between the precincts: the area lying north of 7<sup>th</sup> Street NE will now be included in Precinct #1 and the area lying south of 8<sup>th</sup> Street SW and west of Albany Avenue SE, and all of NW College, will be included in Precinct #2. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the first reading of proposed Ordinance No. 828, an ordinance amending the voting precincts. 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.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong to waive the second and third readings of proposed Ordinance No. 828. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to adopt Ordinance No. 828, an ordinance amending the voting precincts. 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.

Highway #10 East Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider Amendment No. 3 to the Highway #10 East Urban Renewal Plan. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed Amendment No. 3 to the Highway #10 East Urban Renewal Plan. No written objections were filed. 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 Tony Vande Brake adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 3 to the Highway #10 East Urban Renewal Plan. 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 12-6-21-1980 and appears in the official resolution book. Records are kept in Appendix 20.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the first reading of proposed Ordinance No. 829, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 3 to the Highway #10 East Urban Renewal Plan. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to waive the second and third readings of proposed Ordinance No. 829. 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.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong to adopt Ordinance No. 829, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 3 to the Highway #10 East Urban Renewal Plan. 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.

Salem Avenue Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider the Salem Avenue Urban Renewal Plan. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed Salem Avenue Urban Renewal Plan. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Salem Avenue Urban Renewal Plan. 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 12-6-21-1981 and appears in the official resolution book. Records are kept in Appendix 20.

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. 830, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Salem Avenue Urban Renewal Plan. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to waive the second and third readings of proposed Ordinance No. 830. 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.

A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to adopt Ordinance No. 830, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Salem Avenue Urban Renewal Plan. 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.

Highland Post Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider the Highland Post Urban Renewal Plan. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed Highland Post Urban Renewal Plan. No written objections were filed. 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 Aaron Beadner adopting a resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Highland Post Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Aaron Beadner, Rod De Boer, Daron De Jong, Tony Vande Brake; NAYS: None. The resolution was assigned number 12-6-21-1982 and appears in the official resolution book. Records are kept in Appendix 20.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the first reading of proposed Ordinance No. 831, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Highland Post Urban Renewal Plan. 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.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong to waive the second and third readings of proposed Ordinance No. 831. 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.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer to adopt Ordinance No. 831, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Highland Post Urban Renewal Plan. 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.

Not to Exceed \$400,000 Taxable General Obligation Annual Appropriation Capital Loan Notes: This being the time and place as advertised a public hearing was held to consider the Not to Exceed \$400,000 Taxable General Obligation Annual Appropriation Capital Loan Notes. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed notes. 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 Daron De Jong adopting a resolution instituting proceedings to take additional action on 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: Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 12-6-21-1983 and appears in the official resolution book. Records are kept in Appendix 20.

\$400,000 Taxable General Obligation Annual Appropriation Capital Loan Notes, Series 2021C: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance and levying a tax to pay the Notes. 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 12-6-21-1984 and appears in the official resolution book. Records are kept in Appendix 20.

Tax Increment Financing (TIF) Certification: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner certifying the TIF debt to the County Auditor for the 14<sup>th</sup> Street extension to Jay Avenue and the Puddle Jumper Trail subdivisions. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None.

Tax Abatement Applications: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the tax abatement applications to be forwarded on to the County Assessor for determination of qualification. 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.

Amended and Restated Consolidated Urban Revitalization Plan: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution determining the necessity and fixing December 20, 2021 at 4:30 o'clock P.M. for a public hearing on the matter of the adoption of a proposed Amended and Restated Consolidated Urban Revitalization Plan for the Orange City Urban Revitalization Area. This will ensure that all areas of the community are currently included in the revitalization plan and any future annexed areas that are developed. The plan will bring some changes to align with the Iowa Code; which the main change is for a \$75,000 value cap for five years on residential improvements. 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 12-6-21-1985 and appears in the official resolution book. Records are kept in Appendix 20.

Retail Utility Grant Application: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the Retail Utility Grant application as submitted by Scooters Coffee. 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.

Golf Course Board Members Approval: A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the appointments of James Jeltema and Amy Schmidt to the Golf Course Board due to the expiring terms of Larry Sanson and Jill Vander Weide. 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.

Deputy City Clerk Position: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong approving the hiring of Erica Van Wechel for the Deputy City Clerk position. Erica will start at \$18.95/hour. 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.

MOC-FV Community School Field Project Request: This time was provided for the Council to discuss the request of MOC-FV for a contribution to their field enhancement project at the new elementary school property. Earl shared information received from Chad White, the Construction Manager with Klinger; the current plan for the field area contains an 8-lane track with a football field inside, softball and baseball fields, which are all functional but not fancy. The proposed improved amenities would include turf in the fields, lighting, parking lot completion, concession stands, and press boxes at a proposed cost of \$4,500,000. Earl reviewed that the new school is not in our electric district, they are using geothermal to heat the building so there will not be much gas usage, there is also a significant investment in purchasing the water rights for the area. Rod expressed that the school district is a taxing entity, so they have the ability to fund some of these things; this is not in the strategic plan the City just invested in. Steve feels it needs to be philanthropic money not taxpayers; he asked at least a dozen citizens about this request and only one feels its appropriate; the City has already purchased additional property because of the project; would be interested in a participating gift but not being the main donor. Aaron expressed that MOC-FV is a great asset; the items they are asking for don't seem to be a need; would like to show some support but doesn't want to raise taxes. Rod asked if the decision could be a part of the budget process, may be better to consider when we are reviewing all the numbers and can prioritize. Earl responded the school would like to know the early part of January in order to go out for bids. Daron added the school may have to decide what to prioritize if they don't raise all the money. Tony reminded everyone of the donation given to Unity a few months back; this is a public use of money with merit to the community. Aaron would like to evaluate each project on its own merit. It was decided that Earl and Mayor De Haan will visit with Russ Adams and Mark Gunderson to provide them an update. No official action was taken.

Administrative Reports:

Scheduled Meetings:

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
January 24	Special Council Meeting, <b>4:00 P.M.</b> – Budget
February 7	Council Meeting, 4:30 P.M.
February 21	Council Meeting, 4:30 P.M.

Oral reports: Earl reminded everyone of the employee recognition dinner on Thursday; Doug Julius retirement party on December 14 from 1:00 to 3:30; equipment delays for the stoplight at Hwy 10 and Lincoln, encouraging the contractor to get the poles up so the street lighting can be put up; ice skating rink going in next week; working on the playground design plan, will be looking for public input, and adding a couple pieces to existing parks. Kurt shared the new City Code will be finished 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 Daron De Jong and duly seconded by Council member Rod De Boer to adjourn. 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. Adjournment time was 6:29 o'clock P.M.

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Deb De Haan, Mayor

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