

Council Meeting
June 6, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on June 6, 2022. 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 Deb De Haan

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

Guests: John Slegers, Sara Weber, and Mike Hofman

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council Member Aaron Beadner approving the tentative agenda as the official agenda. 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.

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

Approval of Minutes: The minutes of the May 16, 2022 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake, Steve Roesner; NAYS: None.

Public Hearing to Consider Utility Easement Vacation: This being the time and place as advertised a public hearing was held to consider the vacation of the utility easement on Lot 4, Beterschaap Addition. The Mayor Pro-Tempore called for comments from members of the audience, and no one was heard speaking for or against the proposed easement vacation. No written objections were filed. The Mayor Pro-Tempore then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer adopting a resolution ratifying and authorizing the disposal of the easement lying on Lot 4, Beterschaap Addition. 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. The resolution was assigned number 6-6-22-2012 and appears in the official resolution book.

Puddle Jumper Playground Project: After consulting with Beck Engineering the recommendation is to reject the bid received from Vander Pol Excavating for \$1,553,599, as well as the alternate bids of \$122,596 for a granular trail and shade structures for \$65,800. The plan would be to separate the playground equipment and surface and rebid this portion later this summer. The site development portion and alternates of the project will be rebid later this year as well. Adjustments will be made to the project to attempt to reduce the overall development cost. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong to reject the bid received from Vander Pol Excavating for \$1,553,599 and alternate bids of \$122,596 for a granular trail and shade structures for \$65,800. 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.

Water Rate Ordinance: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner approving the second reading of proposed Ordinance No. 838, an ordinance amending the water rates in July 2022 (20%) and January 2023 (15%). 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.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer waiving the third reading of proposed Ordinance No. 838. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting Ordinance No. 838, an ordinance amending the water rates in

July 2022 and January 2023. 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.

Engagement Agreement with Ahlers & Cooney for Water Revenue Capital Loan Notes: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the Engagement Agreement with Ahlers & Cooney for their work as bond counsel for the Water Revenue Capital Loan Notes. 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.

Not to Exceed \$12,900,000 Water Revenue Capital Loan Notes: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution setting 4:30 o'clock P.M. on June 20, 2022 as the time for a public hearing 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: Rod De Boer, Tony Vande Brake, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 6-6-22-2013 and appears in the official resolution book. Records are kept in Appendix 21.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for OC Apartments, LLC who would like to construct a 16-unit apartment building on Iowa Avenue SW. 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 6-6-22-2014 and appears in the official resolution book.

Option to Purchase Real Estate: Adam Howerzyl and Tyler Spaans are proposing a tiny house development in Puddle Jumper 10th Addition on lots 9 through 13, which would consist of 24 to 36 units and would be planned after Executive Estates in Yankton, SD. In order for them to apply for the Iowa Workforce Housing Tax Credits it is necessary to identify the location of the development and to demonstrate the ability to secure the location. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the option for Adam and Tyler to purchase Lots 9 – 13, Puddle Jumper 10th Addition. 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.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for Dutch Cottages, LLC who would like to construct a 36-unit tiny home development in Puddle Jumper 10th Addition on lots 9 through 13. 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 6-6-22-2015 and appears in the official resolution book.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for Vision Builders, Inc. who would like to construct an 8-unit apartment building to be located in Puddle Jumper 8th Addition, Bluestem #2. 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 6-6-22-2016 and appears in the official resolution book.

Lease Extension with Orange City Area Health System for Adult Activity Center: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the lease extension for three years with Orange City Area Health System for the Adult Activity Center area. The lease will remain the same rate of \$8/square foot with the annual cost of \$27,200. 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.

Alton Annexation Agreement: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the Agreement with the

City of Alton to adjust the existing annexation agreement. The agreement reflects the transfer of an approximate 4.5 acre parcel in the southeast corner of the Gelderland Addition to Alton in exchange for moving the annexation boundary north of Highway 10 one quarter mile to the east. Orange City will also leave 13,000 cubic yards of soil on site, and all development costs for Alton connecting to Orange City's 14th Street will be at Alton's expense. 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.

Cigarette Permit Applications: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the cigarette permit applications as submitted by Conoco, Casey's General Store, Dollar Fresh, Dollar General, Don's Food Center, Dutch Mart, and Fareway. 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.

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 Nederlander's Grill. 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.

Administrative Reports:

Scheduled Meetings:

June 20	Council Meeting, 4:30 P.M.
July 5	TUESDAY , Council Meeting, 4:30 P.M.
July 11	Mayor's Cup
July 13	Customer Appreciation Picnic
July 18	Council Meeting, 4:30 P.M.

Oral reports: Earl shared a reminder that fireworks are allowed beginning June 15 through July 8; ash bore confirmed in the community; working with Eric Ribbens executing the tree replacement plan; should establish a burn site for the ash trees; Steering Committee thank you; proposed trails map for the Sioux County Regional Trail Connection.

Council Comments: The Mayor Pro-Tempore called for comments from members of the Council and the following were heard. Aaron thanked all the Tulip Festival volunteers.

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 5:20 o'clock P.M.

Steve Roesner, Mayor Pro-Tempore

ATTEST: _____
Janet Brown, City Clerk