

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on September 21, 2015. 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 Rod De Boer, Chad Oolman, Mick Snieder, and Earl Woudstra

Members Absent: Council member Steve Roesner

Staff: Janet Brown, Mark Gaul, Jim Pottebaum, Bryan Gerritson, Kent Anderson, Brad De Jong, and Ken Meendering

Guests: Doug Calsbeek, Mike Hofman, Dan Mulder, Paul Aykens, Kris Brummel, Alan Krull, Aaron Krull, Tony Vande Brake, Chris Immeker, Seth Vander Weide, TJ Korver, Anthony Wubben, Clare Ipema, Dakotah Jordan, Amber Beyer, Corryn Dahlquist, and Mark Lundberg

Agenda: A motion was made by Council member Chad Oolman 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: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None.

Approval of Minutes: The minutes of the September 8, 2015 and September 9, 2015 council meetings were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

Financial Report: The monthly financial report for September 2015, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Mick Snieder and duly seconded by Council member Earl Woudstra approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Rod De Boer, Chad Oolman; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from August 18, 2015 through September 21, 2015 was presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Earl Woudstra approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Earl Woudstra, Chad Oolman, Mick Snieder; NAYS: None.

Golf Course Club House: The Golf Course Board has received an estimate to fix the structural damage that was discovered when replacing a window from Bouma & Company in the amount of \$215,623.00 plus a \$20,000 contingency. The Board is asking the City to cover the repairs since their fundraising was obtained with the understanding that it was for outside improvements not repairing the clubhouse. The Board has decided to use approximately \$45,000 for a new deck and \$10,000 for replacing some of the walking path out of their fundraising monies. Steve Roesner asked Earl Woudstra to share his opinion of the City contributing \$175,000 and \$25,000 from the Community Betterment Funds due to his absence. Chad Oolman expressed that the fundraising happened when the Board knew there was significant problems with the clubhouse. Chad would also like to see the City contribute \$175,000 and \$25,000 from the Community Betterment Funds. TJ Korver expressed that the Board feels that if the fundraising monies are used to cover the repairs some of the pledged monies could end up not being received. Seth Vander Weide shared that the shingles and roof are anticipated to need to be replaced with ventilation added within the next five or so years. After some discussion, a motion was made by Council member Earl Woudstra and duly seconded by Council Mick Snieder approving the contribution of \$200,000 from the OCC/MBMECA monies and \$25,000 from the Community Betterment Funds for the repairs to the clubhouse. Mick Snieder added that he doesn't want any more City monies to go towards the repairs if costs exceed the \$225,000; the Board would have to use some of the fundraising monies or do more fundraising. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Rod De Boer; NAYS: Chad Oolman.

Resolutions to Dispose of City Owned Real Estate:

The City owns a 37.5 ft. by strip of land to the east of property recently purchased by Quatro. Quatro has asked if they could purchase this property to help in any future expansion of

their facility. At one time there probably was a thought of extending a road through this area but with current development the City does not have any plans to do this. This was the only property in this area that had right-of-way in the name of the City. The City will retain a 16 foot general purpose easement on the east side of this property. No other property owners abutting this property would benefit from acquiring it. A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman adopting a resolution proposing to dispose of City owned real estate, known as the East 37.5' of Block 15, Van Der Aarde's Addition, to Quatro Composites, LLC for \$1,500.00 and establishing 4:30 P.M. on October 5, 2015 for a public hearing on this disposal. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None. The resolution was assigned number 9-21-15-1703 and appears in the official resolution book.

A motion was made by Council member Rod De Boer and duly seconded by Council member Mick Snieder adopting a resolution proposing to dispose of City owned real estate by sealed bid, the lot at 407 Iowa Avenue SW, and establishing 4:30 P.M. on October 19, 2015 for a public hearing on this disposal. Bids will be received until October 15, 2015 at 4:00 P.M. with a required minimum bid of \$20,000. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Mick Snieder, Chad Oolman, Earl Woudstra; NAYS: None. The resolution was assigned number 9-21-15-1704 and appears in the official resolution book.

TIF Request: Krull Ltd has submitted a TIF application requesting a ten year property tax rebate for an addition to their Holland Plaza Theater building to the east end for a restaurant. They are proposing a 4,800 square foot addition at an estimated cost of \$450,000. A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer approving the TIF request of Krull Ltd. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None.

Minimum Assessment Agreement and Payment to Orange City Development Corporation: We need to approve a payment in the amount of \$277,500 to the Orange City Development Corporation (dba/OCDC, Inc.) to help pay the current loan on the property immediately west of Casey's General Store, and a Minimum Assessment Agreement to repay us for the \$277,500, all for the development of a 16,000 square foot strip center west of Casey's General Store. With this, title to that property can be transferred to the developer and construction can start this fall. Repayment of the \$277,500 will come from the Tax Increment Financing dollars generated by the Minimum Assessment Agreement with the strip mall developer and what is not abated on the Casey's facility. We project this will be paid back in not to exceed 10 years with a 4% interest rate. The Minimum Assessment Agreement for a \$1,500,000 property value is worded so taxes will be collected on the property even if a non-profit entity owns the property. The \$277,500 will come from the Electric Fund. A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman approving the payment of \$277,500 to OCDC, Inc. and the Minimum Assessment Agreement for the development of the 16,000 square foot strip center west of Casey's General Store. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

Resolution Approving the Official Street Finance Report of Actual and Accrued Expenditures and Receipts From All Funds for Street Purposes for the 2014-2015 Fiscal Year: A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra adopting a resolution approving the official street finance report of actual and accrued expenditures and receipts from all funds for street purposes for the 2014-2015 fiscal year. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Rod De Boer, Chad Oolman; NAYS: None. The resolution was assigned number 9-21-15-1705 and appears in the official resolution book.

Administrative Reports:

Work on the zoning issue of the Albany and 2nd Street SE property is not ready to bring to the Council at this time.

Scheduled Meetings:

September 28	MRES Policymakers Dinner, The Ridge, 5:30 P.M.
October 5	Council Meeting, 4:30 P.M.
October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.

Oral Reports: Bryan gave an update on the 2015 Street Improvements project.

Council Comments: The Mayor called for comments from the Council and none were

heard.

Adjournment: No further business appearing it was therefore moved by Council member Earl Woudstra and duly seconded by Council member Chad Oolman to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Rod De Boer, Mick Snieder; NAYS: None. Adjournment time was 5:26 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk