

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 28, 2014. 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: Duane Feekes, Janet Brown, Mark Gaul, Ken Meendering, Jim Pottebaum, Kent Anderson, and Bryan Gerritson

Guests: Mike Hofman, Julianna Pennings, Dan Mulder, Nick Baker, Tim Miller, Scott Simmelink, and Doug Calsbeek

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 July 14, 2014 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Mick Snieder approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Mick Snieder, Chad Oolman, Earl Woudstra; NAYS: None.

Industrie Centrum 5th Addition Urban Revitalization Area:

This being the time and place as advertised a public hearing was held on the matter of the adoption of the Industrie Centrum 5th Addition Urban Revitalization Plan. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed plan. The City Administrator reported that no written objections had been filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer adopting a resolution adopting the proposed Industrie Centrum 5th Addition Urban Revitalization Plan. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None. The resolution was assigned number 7-28-14-1643 and appears in the official resolution book. Records are kept in Appendix 14.

A motion was made by Council member Earl Woudstra and duly seconded by Council member Mick Snieder approving the first reading of proposed Ordinance No. 782, an ordinance designating the urban revitalization area for the Industrie Centrum 5th Addition Urban Revitalization Plan. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Chad Oolman, Rod De Boer; NAYS: None.

A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman to waive the second and third readings of proposed Ordinance No. 782. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

A motion was made by Council member Chad Oolman and duly seconded by Council member Mick Snieder adopting Ordinance No. 782, an ordinance designating the urban revitalization area for the Industrie Centrum 5th Addition Urban Revitalization Plan. On call of the roll motion carried. The vote was as follows; AYES: Chad Oolman, Mick Snieder, Rod De Boer, Earl Woudstra; NAYS: None. Records are kept in Appendix 14.

Retail and Tourism Update and Stadscentrum Usage Plan: Mike Hofman and Julianna Pennings provided a retail and tourism update along with the proposed Stadscentrum usage plan. No official action was taken.

Landsmeer Golf Club Update: Nick Baker, President of Landsmeer Golf Course Board, spoke to the Council about the condition of the windows in the clubhouse. During budget, the Council agreed to \$30,000 over three years to replace the windows, with the golf course coming

up with approximately \$15,000. The Board is requesting to replace all 43 windows yet this year at approximately \$1,000/window. Every window has some rot on it. Nick also shared that at this point the golf course will not have the \$15,000 for their portion, with the rainy cool spring revenues are down. The Council discussed the request and will make a decision at the August 18 Council meeting. No official action was taken.

Electric Rate Study: Tim Miller, with Missouri River Energy Services, presented the electric rate study. The proposal is for a 3.6% overall increase in October 2014, move to seasonal rates, and move churches to the commercial class with no demand charges. No official action was taken.

Schedule a Public Hearing to Rezone Property from I-1 Industrial to R-2 Residential: A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer setting 4:30 o'clock P.M. on August 18, 2014 as the time for a public hearing to consider rezoning the former Ag Partners property the college has acquired from I-1 Industrial to R-2 Residential in order for the construction of the proposed new Athletic Training Facility. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None.

Schedule a Public Hearing to Consider Changes to the Zoning Ordinance: A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra setting 4:30 o'clock P.M. on August 18, 2014 as the time for a public hearing to consider changing the required street side yard setback on a corner lot in the I-1 and I-2 Industrial Districts to 40' from 15' due to visibility concerns for buildings on the adjacent property. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Rod De Boer, Chad Oolman; NAYS: None.

Retail Encouragement Loan Applications:

A motion was made by Council member Earl Woudstra and duly seconded by Council member Rod De Boer approving the Retail Encouragement Loan Application as submitted by Cellular Only located at 108 Central Avenue SW, for a total of \$6,503.70. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Rod De Boer, Chad Oolman, Mick Snieder; NAYS: None.

A motion was made by Council member Chad Oolman and duly seconded by Council member Mick Snieder approving the Retail Encouragement Loan Application as submitted by Super Highway Technologies, Inc. at 108 Central Ave NW, for a total of \$6,817.20. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Mick Snieder, Rod De Boer, Earl Woudstra; NAYS: None.

2014 City Code:

A motion was made by Council member Chad Oolman and duly seconded by Council member Rod De Boer adopting a resolution setting 4:30 o'clock P.M. on August 18, 2014 as the time for a public hearing to consider adopting the 2014 City Code of Ordinances. Management and Northwest Iowa Planning have reviewed the current 2008 City Code, made recommended changes, and incorporated all Ordinances passed by the Council since 2008. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None. The resolution was assigned number 7-28-14-1644 and appears in the official resolution book.

A motion was made by Council member Chad Oolman and duly seconded by Council member Earl Woudstra approving the first reading of proposed Ordinance No. 781, an ordinance adopting the 2014 City Code of Ordinances. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Earl Woudstra, Rod De Boer, Mick Snieder; NAYS: None.

Electric Lineman: A motion was made by Council member Earl Woudstra and duly seconded by Council member Mick Snieder approving the hiring of Mike Anema as an Electric Lineman. Mike will start on step one of the Electric Line Maintenance Worker I at \$22.07/hour on August 13. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Rod De Boer, Chad Oolman; NAYS: None.

Resolution Declaring an Official Intent under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the City for Certain Expenditures Paid in Connection with the Daycare Expansion: A motion was made by Council member Rod De Boer and duly seconded by Council member Mick Snieder adopting a resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain expenditures paid in connection with the Daycare Expansion project. 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 7-28-14-1645 and appears in the official resolution book.

Resolution Declaring an Official Intent under Treasury Regulation 1.150-2 to Issue Debt to Reimburse the City for Certain Expenditures Paid in Connection with the Frankfort Place Extension: A motion was made by Council member Chad Oolman and duly seconded by Council member Earl Woudstra adopting a resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain expenditures paid in connection with the Frankfort Place Extension project. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Earl Woudstra, Rod De Boer, Mick Snieder; NAYS: None. The resolution was assigned number 7-28-14-1646 and appears in the official resolution book. Records are kept in Appendix 13.

Liquor/Beer Permit Renewal Applications: A motion was made by Council member Rod De Boer and duly seconded by Council member Chad Oolman approving the Class C Liquor License as submitted by Nederlander's and the Class C Beer Permit as submitted by Don's Food Center. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

2014 Downtown Street Improvements – Pay Request No. 1: A motion was made by Council member Chad Oolman and duly seconded by Council member Earl Woudstra approving Pay Request No. 1 for the 2014 Downtown Street Improvements Project in the amount of \$49,474.94. On call of the roll motion carried. The vote was as follows; AYES: Chad Oolman, Earl Woudstra, Rod De Boer, Mick Snieder; NAYS: None.

Administrative Reports:

Scheduled Meetings:

August 12	Employee Picnic, 6:00 P.M.
August 18	Council Meeting, 4:30 P.M.
September 2	Council Meeting, 4:30 P.M.
September 15	Council Meeting, 4:30 P.M.
September 24 to 26	Iowa League of Cities Annual Mtg., Council Bluffs
October 6	Council Meeting, 4:30 P.M.
October 20	Council Meeting, 4:30 P.M.

Oral reports: Mark reported that Lots 1, 2, and 3 of Industrie Centrum 5th Addition have been sold.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Rod De Boer shared a complaint about the Council meeting recording on Channel 3 cutting off. Discussed getting the exact date of the problem with the recording.

Adjournment: No further business appearing it was therefore moved by Council member Chad Oolman and duly seconded by Council member Rod De Boer to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Rod De Boer, Mick Snieder, Earl Woudstra; NAYS: None. Adjournment time was 6:20 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk