

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on August 18, 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 Mick Snieder, Earl Woudstra, and Chad Oolman via telephonic conference

Members Absent: Council members Rod De Boer and Steve Roesner

Staff: Duane Feekes, Janet Brown, Mark Gaul, Bryan Gerritson, Brad De Jong, and Ken Meendering

Guests: Jason Vore, Doug Calsbeek, John Slegers, Dan Mulder, and Scott Simmelink

Agenda: A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Chad Oolman; NAYS: None.

Approval of Minutes: The minutes of the July 28, 2014 council meeting were presented. A motion was made by Council member Chad Oolman and duly seconded by Council member Earl Woudstra approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Earl Woudstra, Mick Snieder; NAYS: None.

Financial Report: The monthly financial report for July 2014, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Earl Woudstra and duly seconded by Council member Mick Snieder approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Chad Oolman; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from July 15, 2014 through August 18, 2014 was presented. A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Mick Snieder; NAYS: None.

2014 City Code:

This being the time and place as advertised a public hearing was held to consider the proposed 2014 City Code. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed 2014 City Code. 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 Mick Snieder and duly seconded by Council member Earl Woudstra approving the second reading of proposed Ordinance No. 781, an ordinance adopting the 2014 City Code. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Chad Oolman; NAYS: None.

Resolution Adopting Electric and Gas Service Rules: A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman adopting a resolution adopting the Electric and Gas Service Rules. This resolution puts into effect the rules for the Electric and Gas Utilities that were taken out of the 2014 City Code. The new service rules will take effect with the publication of the 2014 City Code. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Mick Snieder; NAYS: None. The resolution was assigned number 8-18-14-1647 and appears in the official resolution book.

Public Hearing on Rezoning Property from I-1 Industrial to R-2 Residential:

This being the time and place as advertised a public hearing was held to consider rezoning the former Ag Partners property (part of Lincoln and Rozenboom's Additions) the college has acquired from I-1 Industrial to R-2 Residential in order for the construction of the proposed new Athletic Training Facility. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed rezoning. 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 Mick Snieder approving the rezoning of the former Ag Partners property the college has acquired from I-1 Industrial to R-2 Residential. On call of the roll motion carried. The vote was as follows; AYES: Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

Public Hearing on Proposed Amendment to the Zoning Ordinance:

This being the time and place as advertised a public hearing was held to consider amending the Zoning Ordinance by 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. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed amendment. 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 Earl Woudstra approving the amendment to the Zoning Ordinance by changing the required street side yard setback on a corner lot in the I-1 and I-2 Industrial Districts to 40' from 15'. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Earl Woudstra, Mick Snieder; NAYS: None.

Landsmeer Golf Course Clubhouse Windows: The Council continued the discussion from the July 28, 2014 Council meeting concerning the replacement of the Landsmeer Golf Course Clubhouse windows. The Council budgeted \$10,000 for three years, along with the golf course paying \$5,000 for three years, to replace the windows. The Landsmeer Golf Course Board is now asking to replace the windows all at one time and shared that they will not have their portion of the funding due to lower revenues. Council member Mick Snieder inquired if not replacing all of the windows this year would cause more damage. Council member Earl Woudstra responded the damage is unknown until the window sills are torn out. Mick also shared that at budget time the Council budgeted the \$10,000/year when looking overall at all the spending; electric fund reserves need to be built. Council member Chad Oolman questioned if the Board could make adjustments to other spending to compensate the City for fronting all of the costs now, like using equipment for an extra year. Earl responded that in the past repair budgets have gotten out of line then; could possibly encourage the Board to be more creative for the funding. After some discussion, a motion was made by Council member Mick Snieder and duly seconded by Council member Chad Oolman to have 1/3 of the windows replaced at an approximate cost of \$15,000 from City funds this year and if after tearing out some of the windows it is determined that the damage is more extensive then the Council would reconsider replacing them all this budget year. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Chad Oolman, Earl Woudstra; NAYS: None.

Ordinance for Property Tax Exemption for Speculative Shell Buildings: 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. 783, an ordinance allowing for a seven year tax exemption for speculative shell buildings. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Chad Oolman; NAYS: None.

Unit Purchase Agreement: A motion was made by Council member Earl Woudstra and duly seconded by Council member Chad Oolman approving the Unit Purchase Agreement with Long Lines for the City's separation from Orange City Communications and directing Mayor De Haan to sign the agreements. The Council will act on an ordinance to extend Orange City Communications franchise for another ten years on Monday, August 25. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Chad Oolman, Mick Snieder; NAYS: None.

Resolution Appointing Representative to the Northwest Iowa Regional Housing Authority: A motion was made by Council member Mick Snieder and duly seconded by Council member Earl Woudstra reappointing Duane Feekes to the Northwest Iowa Regional Housing Authority Board for another three year term. On call of the roll motion carried. The vote was as follows: AYES: Mick Snieder, Earl Woudstra, Chad Oolman; NAYS: None. The resolution was assigned number 8-18-14-1648 and appears in the official resolution book.

Agreement with DGR Engineering for Bridge Design: A motion was made by Council member Earl Woudstra and duly seconded by Council member Mick Snieder approving the agreement with DGR Engineering for the design of the bridge over the Floyd River by the Dunlop Wildlife Area in the amount of \$24,291.13. The work will be done by Schemmer Engineering who specializes in this type of work. On call of the roll motion carried. The vote was as follows: AYES: Earl Woudstra, Mick Snieder, Chad Oolman; NAYS: None.

Electric Rate Ordinance: A motion was made by Council member Chad Oolman and duly seconded by Council member Mick Snieder approving the first reading of proposed Ordinance No. 784, an ordinance amending the electric rates. On call of the roll motion carried. The vote was as follows: AYES: Chad Oolman, Mick Snieder, Earl Woudstra; NAYS: None.

Administrative Reports:

Scheduled Meetings:

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: Duane provided on update on the downtown streets.

Council Comments: The Mayor called for comments from the Council and the following were heard. Earl Woudstra inquired if the zoning change approved would affect the college project and shared that a new contractor will begin taking down the silo this week.

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, Mick Snieder; NAYS: None. Adjournment time was 5:18 o'clock P.M.

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Deb De Haan, Mayor

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