

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body: The City Council of the
City of Orange City, Iowa

Date of Meeting: December 2, 2019

Time of Meeting: 4:30 o'clock P.M.

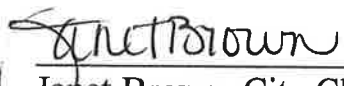
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Disposal of City owned real estate
 - Public hearing
 - Resolution ratifying and authorizing disposal
7. Department reports
 - Parks and Recreation
 - Water and Wastewater
8. Proposed Contract with the Western Area Power Administration and Missouri River Energy Services
9. Approval of placement of 18,000-gallon propane tank

10. Community Betterment Board recommendations
11. Pizza Ranch Dutch front reimbursement
12. Administrative reports
13. Council comments
14. Adjournment

This notice is given at the direction of the Mayor pursuant to Chapter 28A, Iowa Code, as amended, and the local rules of said governmental body.



Janet Brown, City Clerk of the
City of Orange City, Iowa

COUNCIL MEETING
AGENDA NOTES
December 2, 2019

1. The meeting will be called to order by Mayor Deb De Haan at 4:30 o'clock P.M.
2. Opening ceremonies. Pledge of Allegiance to our flag and a moment of silent prayer.
3. The agenda was prepared, posted and distributed in accordance with requirements of the Iowa Open Meeting Act.
4. This time is provided for citizen comments.
5. The minutes of the November 18, 2019 council meeting are enclosed for your review. Exhibit 1
6. This is the published time and place to hold a Public Hearing before considering approval of the proposed disposal of City owned real estate and resolution to accept the disposal of City owned real estate. A real estate contract has been prepared and signed for the sale of the lot for \$10,000. Lot is located East of 221 Albany Ave. NE. Exhibit 2
7. Mitch Aalbers, representing the Parks and Recreation Department, and Kirk Maasdam, representing the Water and Wastewater Department, will be present for updates on activities in their departments in the past year.
8. We currently have a similar agreement that allows for Missouri River Energy Services (MRES) to be an agent for financial information, scheduling services, etc. for us. This agreement will become effective January 1, 2021 and remain in effect until December 31, 2050, or until notice is given by any party with two years written notice. This arrangement has been beneficial to us as MRES monitors our electric usages and other information on a regular basis.
9. City of Orange code states that any tank above 2,000 gallons needs approval from City Council with permit being issued by the Mayor. For Sioux Oil, LLC to get approval from the State for the placement of the 18,000-gallon LP gas tank, the state requires City approval. Tank location would be placed south of the existing tank located north of 8th St. SW (gravel road). Exhibit 3
10. The Community Betterment Board met on November 25, 2019. There are three recommendations being brought to you from the board. They are \$5,500 towards the batting cages for the Parks and Rec Department, \$25,000 towards a new ambulance for the Orange City Area Health System, and \$25,000 for the Dutch American Heritage Museum project. The minutes are attached. Exhibit 4
11. The Dutch Front committee on January 16, 2019 recommended City Council to approve the Dutch Front for the Pizza Ranch building. City Council at that time approve the allowable max funds for the project as a New Dutch Front. Estimated cost for the project total \$74,628 with 50% of that would be the max funds available after final invoices are turned in. Final invoicing has been received from Pizza Ranch totaling \$73,223 with a total of \$36,612 to be reimbursed to Pizza Ranch Corp.

12. Administrative reports:

Scheduled Meetings:

December 3	Strategic Planning Session 9:00 AM, Prairie Winds Event Center
December 16	Council Meeting, 4:30 P.M.
December 18	Employee Recognition Dinner, PWEC 6:15 P.M.
January 6	Council Meeting, 4:30 P.M.
January 20	Council Meeting, 4:00 P.M.
January 27	Council Meeting, (Budget Only), 4:00 P.M.

If you would like additional information about an agenda item or another issue, that would help you or the council as a whole, please feel free to let me know so I can either get it to you by email or by report at the meeting.

Duane Feekes

City Office **712-707-4885**

Cell phone **712-737-7700**

Email **cityadmin@orangecityiowa.com**

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on November 18, 2019. 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, Daron De Jong, Chad Oolman, Steve Roesner, and Tony Vande Brake

Members Absent: None

Staff: Duane Feekes, Janet Brown, Kurt Frederes, Mark Gaul, Randy Van De Griend, Earl Woudstra, and Matt Van Schouwen

Guests: Doug Calsbeek, Mike Hofman, John Slegers, Glenda De Vries, Jill Haarsma, Chris Lenz, Sara Huyser, Doug Anderson, Nan Reinking, Arlo Van Beek, Randy Jacobsma, Alan Donaldson, James Schaap, Keian Reiter, and Marty Guthmiller

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the tentative agenda, as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Rod De Boer, Steve Roesner; NAYS: None.

Citizen Comments: This time was provided for citizen comments. No comments were received.

Approval of Minutes: The minutes of November 4, 2019 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for October 2019, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Council member Chad Oolman entered the meeting at 4:34 o'clock P.M. during the monthly bills.

Monthly Bills: A Summary of Warrants report listing bills from October 22, 2019 through November 18, 2019 was presented. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Daron De Jong, Chad Oolman, Steve Roesner; NAYS: None.

Department Reports: This time was provided for Randy Van De Griend, representing the Street Department, to discuss with the Council accomplishments and priorities of his department as the Council prepares for budget time. No official action was taken.

Organizational Reports: Appearing before the Council with a budget request were representatives from the Dutch American Heritage Museum. They are fundraising for improvements to their property totaling \$356,000 and requesting \$75,000 over two years from the City. No official action was taken.

Ambulance Funding Request: Marty Guthmiller appeared before the Council to request additional funding of \$50,000 for a new ambulance for the Orange City Area Healthy System and Orange City. Marty has also submitted a request for \$25,000 to the Community Betterment Board, which will be considered in the near future. No official action was taken.

Renewable Energy Rate: Missouri River Energy Services (MRES) has developed a program for its members to offer an all-renewable energy option to customers. Currently, Orange City gets 52% of its energy from renewable sources. The energy market has developed a system of Renewable Energy Certificates whereby power providers or customers can purchase energy produced by renewable sources. This is an elective program and customers can choose to purchase the certificates for their non-renewable energy (48%) at a rate of \$0.005/kWh above the

base rate (approximately \$0.09/kWh). This will not require a change to our rate ordinance since it is an elective program offered to all customers. This will replace the River Winds program. A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the Renewable Energy Rate. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Daron De Jong, Chad Oolman, Tony Vande Brake; NAYS: None.

Excel Development Option: Excel Development is proposing an option agreement for ten lots in the Puddle Jumper Trail 5th, 7th, and 9th Additions. They would like to apply for tax credits in order to construct ten duplexes. They need to have lots identified in order to apply for the tax credits. Chris Lenz, with Excel Development, explained that these duplexes would be 55+ housing, income based, 2 bedrooms, attached garage, and no basements. A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake approving the option agreement for ten lots in the Puddle Jumper Trail 5th, 7th, and 9th Additions with Excel Development. If Excel does not receive the tax credits they will release the lots back to the City. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Tony Vande Brake, Rod De Boer, Daron De Jong, Chad Oolman; NAYS: None.

Resolution Setting Date for Public Hearing to Dispose of City Owned Real Estate: 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 P.M. on December 2, 2019 to consider the disposal of City owned real estate known as Lot 4, block 20, East Addition. The City has prepared and signed a real estate contract for the sale of the lot located on 3rd Street NE for \$10,000. This property was taken in trade from Art Hielkema to pay for the first Habitat Home property on the corner of Hartford Place and 11th Street SE. We estimated the value of the 3rd Street NE property at \$5,000 at that time. The 3rd Street NE property is 50' wide and 150' deep and zoned C-2, which means that a residential house cannot be built on it. The person interested in this property is currently working on purchasing the home on the corner of Albany and 3rd Street NE, next to this property. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Daron De Jong, Chad Oolman, Steve Roesner; NAYS: None. The resolution was assigned number 11-18-2019-1888 and appears in the official resolution book.

Health Insurance: We have received our health insurance premium and there is an 8.72% increase starting January 1, 2020 with our current plan. Management is recommending going to a higher deductible for the City's plan and buy down additional deductible dollars for a 5.35% increase in premium instead of the 8.72% increase. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Chad Oolman approving moving to the higher deductible plan for an increase of 5.35%, subject to approval of the Collective Bargaining Unit. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Chad Oolman, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Administrative Reports:

Thank you from the Plender family.

Scheduled Meetings:

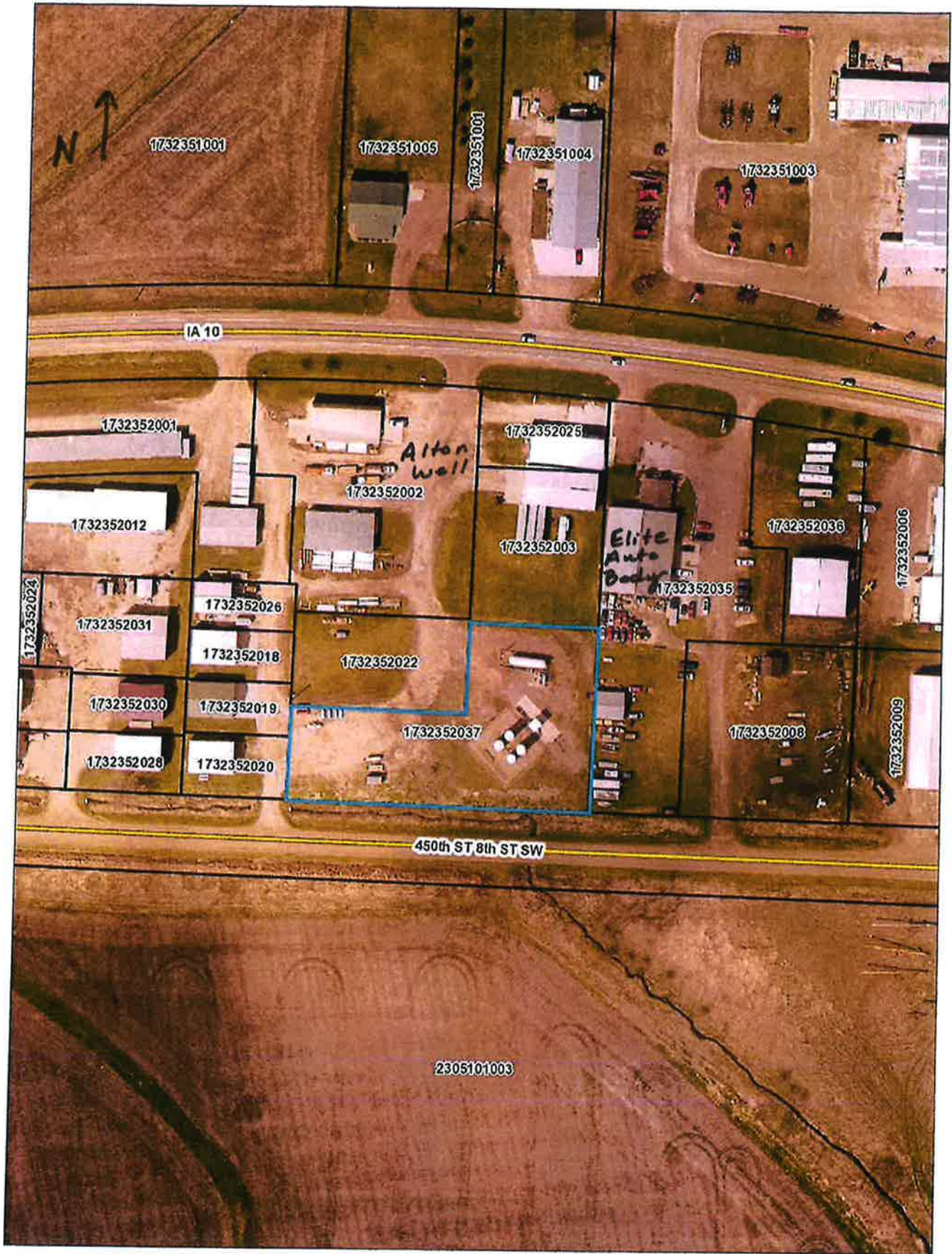
December 2	Council Meeting, 4:30 P.M.
December 3	Strategic Planning Session 9:00 AM, Prairie Winds Event Center
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Oral reports: Duane provided a Dunlop Trail update; shared that the City currently owns 15 or 16 lots for sale and discussed an option for Puddle Jumper Trail 10th Addition. Kurt shared that the Planning and Zoning Commission meets tomorrow morning to hopefully approve the Comprehensive Land Use Plan. Matt gave an update on the Puddle Jumper 9th Addition and 2018 Street Project; will be reviewing things in the Electric Department with the announcement of Arlan Scholten's retirement on January 31, 2020.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Rod inquired about the date for the Runoff Election. Janet responded December 3, 7 AM to 8 PM.

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, Daron De Jong, Tony Vande Brake, Steve Roesner; NAYS: None. Adjournment time was 5:52 o'clock P.M.







OC Community Betterment Board

Box 406
Orange City, IA 51041

BOARD MEMBERS: Scott Kooiman, Mike Hofman, Joy Tooker, Rachel Meekma
Staff: Kent Anderson, Earl Woudstra
Guests: Mitch Aalbers, Marty Guthmiller, Sara Huyser & Nan Reinking

**Monday, November 25, 2019
3:45 pm, City Council Chambers**

AGENDA:	INFORMATION:
1. Call meeting to order	Kent called the meeting to order
2. Funding Considerations: A. Park & Rec - Mitch Aalbers B. OCAHS Ambulance - Marty Guthmiller C. Dutch American Heritage Museum - Sara Hyser Other project ideas?	2A. - Mitch Aalbers was present and represents the City Parks & Rec dept. He talked about the need for indoor activities for the Rec program during winter months and some of their plans include batting cages for city hall that can be easily collapsed. Families could purchase passes and use an online registration system to reserve times for the cages. The cages are 15x80 and would easily fit in the gym area of city hall. Cost breakdowns are: \$11,000 for two cages, sponsorship has been secured from local banks at a \$2,000 level and other fees with go toward the purchase of the cages. Mitch is asking for \$5,500 to help fund the project. After discussion, the community betterment board approved \$ 5,500 for the project, pending city approval of additional funds and support of the project. Mike/Scott m/s to approve the project. 3B. - Marty Guthermiller was present and represents the Orange City Area Health System. Marty is CEO of the Health System and talked about the need for a new Ambulance to serve the Orange City Area. They currently run two units on a replacement rotation that is expanding each year. The unit they are replacing is a 2006 model with 200k+ miles on it. Maintenance costs are rising with this unit. A reliable AND functional unit is important with more transfers to the Sioux Falls area in recent years. Marty shared cost estimates of \$225,000 for the new unit along with a gurney for the new unit. They are exploring other funding options for this project as well. PR tip night, Go-Fund-Me page, private donations, and other foundation requests. They have asked

	<p>OC21, City of Orange City, Sioux County, and Sanford. Requests have been well received with the PR tip night raising over \$3k.</p> <p>Marty is asking for \$25,000 for the project. After discussion, the community betterment board approved \$25,000 for the project. Rachel/Joy m/s to approve the payment for \$25,000.</p> <p>3A. - Sara and Nan were present and represent the Dutch American Heritage Museum. They serve as volunteers for the group. They shared the museum's plans for improvements to their "corner" of Orange City, future program plans, and plans to make the museum and artifacts more accessible to citizens and visitors. Plans include building improvements, a dutch front on the annex, paint on the old school, a garden area in the current gravel lot, interior upgrades in the main museum building, and new displays options for the many artifacts they have acquired over the years.</p> <p>Sara shared the costs with the campaign. A total of \$360,000 is being proposed and fundraised for. \$156,000 in the Annex, \$150,000 for the perennial garden area, and \$50,000 for the main museum refresh. They have just started asking for donations. Private donations and pledges to date have come in at \$146,000. They have also asked the City of Orange City for funds and will continue to ask citizens and businesses for donations. The goal is to have all funds raised before they will start.</p> <p>The DAHM is asking for \$25,000 for the project. After discussion, the community betterment board approved \$25,000 for the project. Mike/Rachel m/s to approve the payment for \$25,000.</p>
<p>3. Financial Report</p> <p>A. Available funds</p> <p>B. Committed funds</p> <p>4. Next meeting item - Thoughts on projects and procedures</p>	<p>3. - Kent shared the minutes of the September 19, 2019 meeting. Mike/Scott m/s to approve.</p> <p>3A - Kent shared that he was expecting a 3rd qtr distribution from the state any day now. We expect the \$\$ to be similar to the 2017 & 2018 funds received.</p> <p>4. - Discussion of holding a meeting in early 2020 to review fund levels received in the last 2 yrs, looking at our commitments, planning for guidelines for funds distribution and asks from the community, and marketing the board to the general public. The goal would be to have a bigger impact on the community with these funds.</p>
<p>Adjourn - M/s to adjourn</p>	<p>pm @ Council Chambers</p>