

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: March 2, 2020

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. 2020-2021 fiscal year budget
 - Public hearing
 - Resolution approving 2020-2021 fiscal year budget
7. Resolution approving fund transfers for fiscal year 2020-2021
8. Set date for public hearing for the approval of the final plat of Puddle Jumper Trail Tenth Addition and rezoning district
9. Set date for public hearing for approval of the final plat of Industrie Centrum Seventh Addition and rezoning district
10. Set date for public hearing for the approval of the new 2020 Orange City Comprehensive Land Use Plan


Council Meeting

March 2, 2020

Page 2

11. Rental Housing Program
12. OCDC MOU request
13. Holland Plaza Theatre liquor license
14. Beer/liquor license renewal applications
 - Landsmeer Golf Course
 - Don's Food Center
15. Closed session per Iowa Code Section 21.5.1(j) real estate
16. Administrative reports
17. Council comments
18. 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
March 2, 2020

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. It is suggested that if someone wishes to speak, we also ask for their residence. This time is intended for residents in the City limits.
5. The minutes of the February 17, 2020 council meeting are enclosed for your review. Exhibit 1
6. We have tentatively approved the budget subject to this public hearing. We will hold the hearing and consider the resolution approving the 2020-2021 budget.
7. This resolution reflects the money budgeted to be moved between funds and the purpose for FY 2021. This is new requirement for the City. Included in your packet is the journal entry document for the amounts. Exhibit 2
8. This is the place to set the date of March 16, 2020 for the public hearing for approval of the final plat of the Puddle Jumper Trail Tenth Addition and rezoning of the area from its current zoning of A-1, Agriculture to R-1, Low Density Residential and R-2, Medium to High Density Residential. Exhibit 3
9. This is the place to set the date of March 16, 2020 for the Public Hearing for approval of the Final Plat of Industrie Centrum Seventh Addition and rezoning of the area from its current zoning of 1-2, Heavy Industrial to I-1, Light Industrial District. Exhibit 4
10. This is the place to set the date of March 16, 2020 for the Public Hearing for approval of the 2020 Orange City Comprehensive Land Use Plan that the Planning and Zoning Commission has reviewed and is recommending Council to approve.
11. With the City in the process of updating the City Code it has been mentioned to add a rental housing program to the City Code. If we complete this now we would not have to amend the code shortly after completing the updates. Planning and Zoning has meet on the rental program and is requesting guidance from the City Council on what direction they would like them to go in forming the rental housing program.
12. OCDC is asking the City Council to consider an adjustment with the OCDC/City MOU. The City of Orange City assists OCDC with interest payments on certain development loans. One of those loans that the City assists with is the 15th street spec building. OCDC was able to get a zero percent interest loan from North West REC for that project and will not need assistance with that loan. In exchange, OCDC is asking for the City to assist with interest on a loan for Industrie Centrum property. By doing this, the City will still be significantly under the budgeted assistance for economic development.

13. We have received an application for a Special Class C Liquor License (beer/wine) from Holland Plaza Theatre. Everything is in order.
14. We have received renewal applications from Landsmeer Golf Course for a Class C Liquor License and Don's Food Center for a Class E Liquor/Class B Wine/Class C Beer License. Everything is in order.
15. We will discuss a potential property purchase or exchange.
16. Administrative reports:

Scheduled Meetings:

March 16	Council Meeting, 4:30 P.M.
April 6	Council Meeting, 4:30 P.M.
April 20	Council Meeting, 4:30 P.M.
May 4	Council Meeting, 4:30 P.M.
May 14-16	Tulip Festival
May 18	Council Meeting, 4:30 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.

Earl Woudstra
City Office **712-707-4885**
Cell phone **712-737-7115**
Email **earlw@orangecityiowa.com**

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on February 17, 2020. 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, Aaron Beadner, Daron De Jong, and Tony Vande Brake

Members Absent: Council member Steve Roesner

Staff: Earl Woudstra, Janet Brown, Jim Pottebaum, Kent Anderson, and Matt Van Schouwen

Guests: Doug Calsbeek, John Slegers, Mike Hofman, Cheryl Plender, Brent Plender, Karen Borchers, Jeff Tolsma, Jared Kaltwasser, and Barry Lawrensen

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

Citizen Comments: This time was provided for citizen comments. Jared Kaltwasser asked the Council to consider changing the meeting times to the evening in order to engage more young people, he feels most people are still at work at 4:30 P.M.

Approval of Minutes: The minutes of January 20, 2020 and January 27, 2020 council meetings were presented. A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong; NAYS: None.

Financial Report: The monthly financial report for January 2020, 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 Tony Vande Brake approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from January 21, 2020 through February 17, 2020 was presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Aaron Beadner, Daron De Jong; NAYS: None.

Resolution of Necessity for the 5th Street NE & Downtown Alley Improvements: This is the time and place as advertised to hold a public hearing to consider the proposed resolution of necessity for the 5th Street NE & Downtown Alley Improvements. The Mayor called for comments from members of the audience. Barry Lawrensen inquired about the timeline and what arrangements would be made for parking. Matt responded that once the street is torn up it would be six to eight weeks; parking would be on adjacent streets and possibly some alley access for some residents. Brent Plender shared that the Dutch Mill Pharmacy would also like to replace their concrete from the building to the alley at the same time. Brent also mentioned the water that runs between Dutch Mill and Don's east to Albany. Karen Borchers asked if the project would start after the Tulip Festival. Matt responded yes. Karen also inquired about keeping access open to the meat market so they could still get animals in. Earl shared that the alley will be completed in two phases so they will either have access from the north or south at all times. No written objections were received. The Mayor then closed the time for the public hearing.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner adopting the resolution of necessity. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None. The resolution was assigned number 2-17-20-1895 and appears in the official resolution book.

A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake adopting a resolution directing preparation of detailed plans and

specifications, form of contract and notice to bidders. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None. The resolution was assigned number 2-17-20-1896 and appears in the official resolution book.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting a resolution ordering bids, approving plans, specifications and form of contract and related matters. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake; NAYS: None. The resolution was assigned number 2-17-20-1897 and appears in the official resolution book.

Public Hearing to Set Maximum Property Tax Levy for Fiscal Year 2020-2021: This is the time and place as advertised to hold a public hearing to consider setting the maximum property tax levy for fiscal year 2020-2021 at \$9.11573. The Mayor called for comments from members of the audience. No one was heard speaking for or against the proposed property tax levy. No written objections were received. The Mayor then closed the time for the public hearing.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer adopting a resolution approving the fiscal year 2020-2021 maximum property tax dollars at \$9.11573. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong; NAYS: None. The resolution was assigned number 2-17-20-1898 and appears in the official resolution book.

Set Public Hearing for Tentative Approval of Fiscal Year 2020-2021 Budget: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake giving tentative approval and setting 4:30 o'clock P.M. on March 2, 2020 to consider the fiscal year 2020-2021 budget. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None.

Street Ordinance: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the first reading of proposed Ordinance No. 820, an ordinance establishing street grades for the 5th Street NE improvements. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer to waive the second and third readings of proposed Ordinance No. 820. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner adopting Ordinance No. 820, an ordinance establishing street grades for the 5th Street NE improvements. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None.

City Hall Improvements: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the City Hall improvements of painting the front entry and stairwells, main office area, break room, railings, windows, frames, individual offices and restrooms for \$10,800; replacing the four front windows with insulated white clad windows for \$6,780; new front gutters for \$1,200; kitchen counters for \$8,500; new kitchen sinks and faucets for \$1,550. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None.

Video Systems: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the installation of security cameras at Prairie Winds Event Center, the compost area, city parks, and swimming pool for \$9,120. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake; NAYS: None.

Sioux County Regional Airport: Earl shared Orange City's re-investment into the Sioux County Regional Airport over the next five years. There are still a few requirements that need to be completed before we can consider the resolution. No official action was taken.

Beer/Liquor Permit Renewal Applications: A motion was made by Council member

Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the renewal applications from Metro Burger for a Class B Beer Permit and 88 Chinese Restaurant for a Special Class C Liquor License. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong; NAYS: None.

Administrative Reports:

Scheduled Meetings:

March 2	Council Meeting, 4:30 P.M.
March 16	Council Meeting, 4:30 P.M.
April 6	Council Meeting, 4:30 P.M.
April 20	Council Meeting, 4:30 P.M.

Oral reports: No reports were heard.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Mayor De Haan will not be at the March 2 meeting.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Aaron Beadner, Daron De Jong; NAYS: None. Adjournment time was 5:10 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

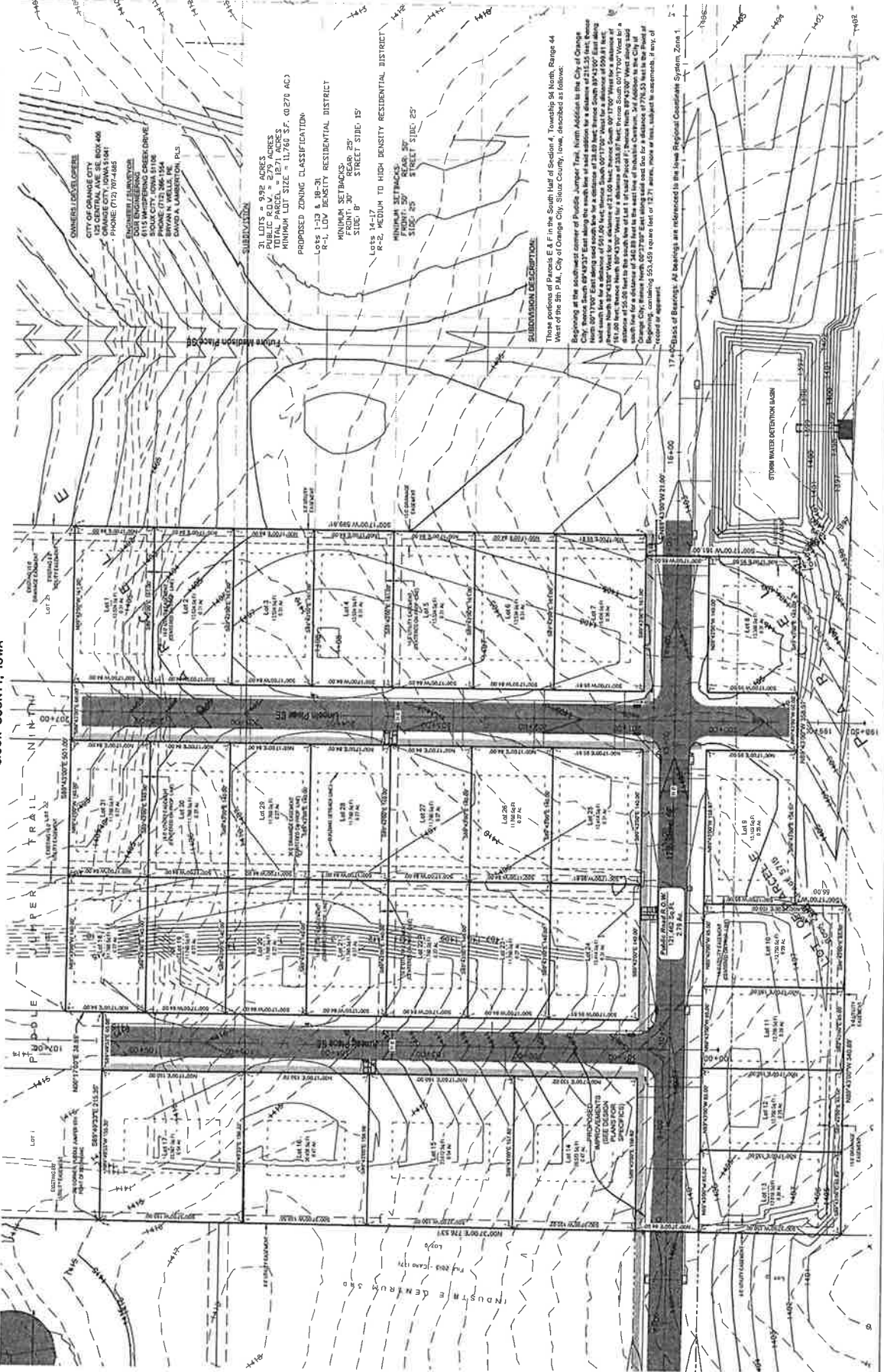
**City of Orange City
Cash Transfers
June 30, 2021 FY**

<u>Fund</u>	<u>Transferred From</u>	<u>Fund</u>	<u>Transferred To</u>	<u>Explanation of Activity</u>	<u>Per Original Budget</u>
001	General	002	Library Fund	Property taxes collected in general (as required) with the cash being transferred to the Library fund.	\$ 448,350
110	Road Use Tax	001	General Fund	Reimbursement to general fund for employee wages associated with the public works department	700,000
110	Road Use Tax	305	Stoplight Project-Lincoln & Hwy 10	Monies used to help with the State DOT Grant	250,000
122	Hotel Motel Fund	001	General Fund	Monies used to fund a fire truck and track resurface project	35,000
112	Employee Benefits Fund	001	General Fund	Reimbursement to general fund for employee benefits: FICA, IPERS	103,500
004	Cemetery Fund	001	General Fund	Reimbursement to general fund for a portion of park employees wages on maintaining the West Lawn Cemetery	12,000
630	Electric Fund	001	General Fund	Reimbursement to general fund for payment in lieu of taxes (PILOT) 3.5 cents per KWH sold	305,000
600	Water Fund	001	General Fund	Council designated funds from the water utility to help with the general fund so budgeted Fund 001 revenues = expenses	23,000
610	Sewer Fund	001	General Fund	Council designated funds from the sewer utility to help with the general fund so budgeted Fund 001 revenues = expenses	23,000
640	Gas Fund	001	General Fund	Council designated funds from the gas utility to help with the general fund so budgeted Fund 001 revenues = expenses	50,000

Total FY 21 Transfers For Budget

\$ 1,949,850

PRELIMINARY PLAT OF
Puddle Jumper Trail, Tenth Addition
CITY OF ORANGE CITY,
SOUX COUNTY, IOWA



SUBMISSION
 31 LOTS = 9.82 ACRES
 PUBLIC R.O.V. = 2.79 ACRES
 PLANNING AREA = 27.71 ACRES
 MINIMUM LOT SIZE = 11,160 SQ. FT. (0.270 AC)

PROPOSED ZONING CLASSIFICATION
 R-1, LOW DENSITY RESIDENTIAL DISTRICT
 MINIMUM SETBACKS:
 FRONT: 30'
 SIDE: 20'
 STREET SIDE: 15'

Lots 1-3 & 16-21
 R-2, MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT
 MINIMUM SETBACKS:
 FRONT: 50'
 REAR: 50'
 STREET SIDE: 25'

SUBMISSION DESCRIPTION:
 Those portions of Parcels E & F in the South Half of Section 4, Township 94 North, Range 44 West of the 5th P.M., City of Orange City, Sioux County, Iowa, described as follows:
 Beginning at the southwest corner of Puddle Jumper Trail, North Addition to the City of Orange City, thence South 69°47'37" East along the south line of said section for a distance of 211.35 feet, thence South 15°01'50" West for a distance of 201.00 feet, thence South 05°17'00" West for a distance of 200.00 feet, thence South 83°43'30" West for a distance of 21.00 feet, thence South 00°17'00" West for a distance of 200.00 feet, thence South 22°00'00" West for a distance of 21.00 feet, thence South 00°17'00" West for a distance of 200.00 feet, thence South 15°01'50" West for a distance of 201.00 feet, thence South 69°47'37" East along the east line of said section for a distance of 211.35 feet to the southeast corner of said section. The total area of said section is 104.00 acres, more or less, as shown on the Plat of said section and as shown on the Plat of said section. The total area of said section is 104.00 acres, more or less, as shown on the Plat of said section and as shown on the Plat of said section. The total area of said section is 104.00 acres, more or less, as shown on the Plat of said section and as shown on the Plat of said section.

PRELIMINARY PLAT OF
Industrie Centrum, 7th Addition
Replat of Lots 6 and 7 of Industrie Centrum, 3rd Addition
CITY OF ORANGE CITY, SIOUX COUNTY, IOWA



OWNERS / DEVELOPERS
 ORANGE CITY DEVELOPMENT CORP.
 1000 WEST 10TH STREET, BOX 468
 ORANGE CITY, IOWA 51051
 PHONE (712) 737-4485

ENGINEER / SURVEYOR
 DOR ENGINEERING
 1000 WEST 10TH STREET, BOX 468
 ORANGE CITY, IOWA 51051
 PHONE (712) 286-1584
 FAX (712) 286-1584
 DAVID A. LAMBERTON, PLS.

SUBDIVISION
 10 LOTS = 6.46 ACRES
 PUBLIC ROAD = 1.12 ACRES
 TOTAL PLAT AREA = 7.58 ACRES
 MINIMUM LOT SIZE = 28,625 S.F. (0.473 AC.)

PROPOSED ZONING CLASSIFICATION:
 I-1 LIGHT INDUSTRIAL DISTRICT
 MINIMUM SETBACKS:
 FRONT 25'
 SIDE 10'
 REAR 10'
 STREET WIDTH: 40'

SUBMISSION DESCRIPTION:

Lots 6 and 7, Industrie Centrum, 3rd Addition to the City of Orange City, Sioux County, Iowa.

