

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: November 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. Sioux County Regional Airport refinancing
 - Resolution waiving notice under Amended Agreement, pursuant to Chapter 28E of the Code of Iowa for the joint extension, improvement, and operation of an Airport Facility.
 - Resolution ratifying, confirming and approving publication of Notice of Public Hearing
 - Public hearing on the authorization of certain payments under Article VII, Section 4 of an Amended Agreement pursuant to Chapter 28E of the Code of Iowa for the joint extension, improvement, and operation of an Airport Facility
 - Resolution instituting proceedings to take additional action, consenting to the issuance of Notes by Sioux County, Iowa, pledging payment of the City Share for the purpose of constructing improvements under the terms of a 28E Agreement, and related matters

Council Meeting
November 2, 2020
Page 2

7. Concord Ave NE Sewer Extension
8. Retail Encouragement Loan application
9. Golf Course Board members approval
10. Employee Recognition Dinner
11. Administrative reports
12. Council comments
13. 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
November 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 October 19, 2020 council meeting are enclosed for your review. Exhibit 1
6. SCRA has the opportunity to refinance the Urban Renewal Revenue Capital Loan Note. Multiple Sioux County banks participate in this loan. SCRA will be saving nearly \$350,000 over the life of the note by moving from 3.25% to 1.5%. The current note is for \$3.695M. Ahlers and Cooney law firm are guiding the airport board through this process.
7. We received quotes from two contractors to extend sanitary sewer service to five lots near Concord Ave NE. Vander Pol Excavating bid \$52,378 and Bainbridge Construction bid \$64,752. This pipe will serve one home that is under construction and four future lots in the North Weiland Addition. While the City is administering the project, the property owner and future developer will reimburse the city for these costs. We recommend awarding the project to Vander Pol Excavating.
8. Daimon Scorza has purchased the former Boonstra Kirby building in downtown Orange City. He will remodel the building and move his hair salon business there. In addition to the hair salon, Kapper will have a retail section where he will offer a wide variety of retail goods including a line of salon products, spa products, health products, apparel, etc. The portion of the store that will house the retail products does qualify for a retail encouragement loan. That portion of the store encompasses 553.5 sq. ft. and qualifies for up to $553.5 \times \$5.70 = \$3,154.95$. Staff has reviewed the application and recommends approval of the retail encouragement loan.
9. The Council needs to approve the appointments of Travis Korver and Mark Bloemendaal to the Golf Course Board. Tim Pottebaum and Becky Hiemstra's terms will be expiring December 31, 2020. Note this is a change in process for the Landsmeer board to move to appointments approved by both council and membership. It should be noted that 4 women members were invited to serve on the board and all declined.
10. The Iowa State Code requires that we document a public purpose for employee recognition when something of value is given to an employee. The Council can indicate by motion that in recognition of efforts of employees to the City of Orange City you would like to hold an employee recognition dinner and give a gift of appreciation. The date of the event is December 9.

11. Administrative reports:

Scheduled Meetings:

November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 9	Employee Recognition Dinner, PWEC
December 21	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 October 19, 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 Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner, and Tony Vande Brake

Members Absent: None

Staff: Earl Woudstra, Janet Brown, Mark Gaul, Jim Pottebaum, Kent Anderson, Kurt Frederes, and Matt Van Schouwen

Guests: Mike Hofman, John Slegers, and Doug Calsbeek

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 Vande Brake, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Citizen Comments: This time was provided for citizen comments and none were heard.

Approval of Minutes: The minutes of October 5, 2020 council meeting were presented. A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for September 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 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, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from September 22, 2020 through October 19, 2020 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, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Nassau Site Concept Plan: This being the time and place as advertised a public hearing was held to consider the Nassau site concept plan which consists of the new MOC-FV elementary school and residential district. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed plan. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving the Nassau site concept plan. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Aaron Beadner, Rod De Boer, Tony Vande Brake; NAYS: None.

Sale of City Owned Property: This being the time and place as advertised a public hearing was held to consider the sale of property to the Orange City Development Corporation so they can create a 3.6 acre commercial lot on Highway 10. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed sale. No written objections were filed. 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 ratifying and authorizing disposal of municipally owned property to the Orange City Development Corporation. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 10-19-20-1923 and appears in the official resolution book.

Puddle Jumper Residential Urban Renewal Plan: A motion was made by Council member Aaron Beadner and duly seconded by Council member Rod De Boer approving the second

reading of proposed Ordinance No. 823, an ordinance amending Ordinance Nos. 673, 689, 741, 760, and 792, providing that general property taxes levied and collected each year on all property located within the amended Puddle Jumper Residential Urban Renewal Area be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Puddle Jumper Residential Urban Renewal Area (Amendment No. 6 to the Puddle Jumper Residential Urban Renewal Plan). On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong to waive the third reading of proposed Ordinance No. 823. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting Ordinance No. 823, an ordinance amending Ordinance Nos. 673, 689, 741, 760, and 792, providing that general property taxes levied and collected each year on all property located within the amended Puddle Jumper Residential Urban Renewal Area be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Puddle Jumper Residential Urban Renewal Area (Amendment No. 6 to the Puddle Jumper Residential Urban Renewal Plan). On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Resolution Approving the Iowa Department of Transportation Agreement for Traffic Safety Improvement Program Funding: A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake adopting a resolution approving the Iowa Department of Transportation Agreement for Traffic Safety Improvement Program Funding for the installation of stoplights at the intersection of Highway 10 and Lincoln Avenue. The City will receive \$200,000 of funds from the Traffic Safety Improvement Program. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None.

Native Wine License Renewal Application: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the renewal application for a Class B Native Wine License as submitted by Vanden Hul Fine Meats and Locker. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Industrie Centrum 7th Addition Electric Service: The Industrie Centrum 7th Addition will be served by MidAmerican Energy. As part of MidAmerican's policy for providing power, the customer/developer requesting power must fund the infrastructure. We have been working with MidAmerican to provide power to 16th St, the new Hillcrest Apartments, and the new bus barn. The cost for these improvements is estimated to be \$17,640.51. This amount includes \$116,839.65 for construction costs, minus a revenue credit of \$102,100.00, plus the composite Federal and State Tax liability of \$2,900.86. Steve would like to see the private investor companies contributing to these developments since they will be the ones profiting from the utilities. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the Electric Distribution System Agreement with MidAmerican Energy, which will provide electric service to Industrie Centrum 7th Addition at a cost of \$17,640.51. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.

Oral reports: Earl shared about the trail enhancement fundraising going on now through OC21; exciting to see all the improvements happening around town even with COVID like the new bus barn, NWC Welcome Center, housing starts, new school; appreciates the collaboration between the Chamber and OC Arts; employee recognition dinner dates either December 9 or 16. Matt reported that the 2020 street project is primarily complete just has a punch list to work

through; paving happening in the Industrie Centrum 7th and Puddle Jumper 10th Additions; reviewing water resources; public gas awareness phone survey coming up. Kurt shared on November 2 Planning and Zoning will be holding a public meeting to discuss the proposed rental housing ordinance.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve asked Mike Hofman to update the Council on the Move Small Live Big campaign happening.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None. Adjournment time was 5:16 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk