

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: January 4, 2021

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

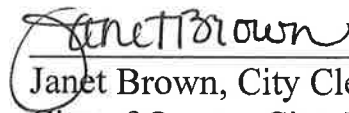
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Department reports
 - Library
7. Organizational reports
 - Dutch Heritage Boosters
 - Landsmeer Golf Course
 - Dutch American Heritage Museum
8. Water rate ordinance

9. Not to Exceed \$1,695,000 Electric Revenue Refunding Capital Loan Notes
 - Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City there under
10. Not to Exceed \$4,550,000 General Obligation Capital Loan Notes
 - Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder
11. Tax abatement applications
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
January 4, 2021

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 December 21, 2020 council meeting are enclosed for your review. Exhibit 1
6. Lisa Johnson and Micah Bilby, representing the Library, will be present to update on activities over the past year. Exhibit 2
7. Each year we ask affiliate organizations of the City to be present to renew their requests for funds which assist in the operation of their entities. Representatives from the Dutch Heritage Boosters, Landsmeer Golf Course, and the Dutch American Heritage Museum will be present.
8. This will be the third reading and adoption of the proposed Ordinance No. 824, which will increase the water rates by 20% in January 2021 and 15% in January 2022.
9. This resolution will direct staff to publish notice of the sale of Electric Revenue Bonds. This issue is to refund some 2012 electric revenue bonds. The annual savings will be approximately \$74,000 over the ten years remaining. The net interest cost is expected to be about 1.74%. We will be asking to hold the public hearing on January 18th. This is the first step in issuing the bonds.
10. This resolution will direct staff to publish notice of the sale of General Obligation Bonds for the 2020 Street Project, and some refinancing of existing GO Bonds. The annual savings will be approximately \$152,000 over the ten years remaining. The net interest cost is expected to be about 1.04%. We will be asking to hold the public hearing on January 18th. This is the first step in issuing the bonds.
11. The office staff has compiled a list of building permits for properties which have added value and will potentially qualify for the tax abatement plans in Orange City. The Council reviews the list and approves them to be forwarded on to the County Assessor, who then determines if they meet the eligibility requirements of the plan they fall under. Exhibit 3
12. Administrative reports:

Scheduled Meetings:

January 18	Council Meeting, 4:00 P.M.
January 25	Special Council Meeting, 4:00 P.M.
February 1	Council Meeting, 4:30 P.M.
February 15	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 December 21, 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 and only open to the public electronically due to the heightened public health risks.

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, Ed De Jong, Alan De Jong, Wes Ruden, Kent Anderson, and Matt Van Schouwen

Guests: Mike Hofman, Jess Kuehl, Sharon Vermeer, Joanne Gamble, Alan Jeltema, Denny Vander Wel, and Dan Roghair; via zoom were 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 December 7, 2020 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for November 2020, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Tony Vande Brake 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: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from November 17, 2020 through December 21, 2020 was presented. A motion was made by Council member Aaron Beadner 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: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Department Reports: This time was provided for Denny Vander Wel, representing the Fire Department, Wes Ruden, representing Prairie Winds Event Center, Ed De Jong, representing the Gas Department, and Alan De Jong, representing the Electric Department, to discuss with the Council accomplishments and priorities of their departments as the Council prepares for budget time. No official action was taken.

Organization Reports: Appearing before the Council to provide an update was Sharon Vermeer, representing the Orange City Arts Council, along with a budget request. No official action was taken.

Water Rate Ordinance: A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving the second reading of proposed Ordinance No. 824, an ordinance amending the water rates. The average increase beginning January 2021 would be 20%, with an additional 15% increase in January of 2022. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Solid Waste and Refuse Collection Contract: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the Solid Waste and Refuse Collection Contract with Orange City Sanitation. This agreement will be for two years and shall automatically renew unless a new contract is negotiated. There is no price increase with this contract. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake, Steve Roesner; NAYS: None.

Beer Permit Renewal Application: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner approving the renewal application for a Class C Beer Permit as submitted by Dutch Mart. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Review of Health Insurance and Collective Bargaining Agreement: The Council had previously agreed to a one-year extension to the Collective Bargaining Agreement with a 2.5% wage increase for July 2021. After receiving notice of the proposed health insurance increase of 17.78%, the Personnel Committee decided to ask the union to consider accepting a health insurance change by moving from the PPO plan to a HMO plan, along with increased copays. This change would lower the health insurance increase to .61%. In exchange for this health insurance change, the union asked for a 2.85% wage increase for July 2021, 2.5% for July 2022, and 2.5% for July 2023. The City will also have the option to renegotiate the agreement if the health insurance premiums would increase by more than 8%. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the health insurance change and the tentative Collective Bargaining Agreement as presented. Steve shared he is not in favor of a three-year agreement at this time. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer; NAYS: Steve Roesner.

Administrative Reports:

Scheduled Meetings:

January 4	Council Meeting, 4:30 P.M.
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Oral reports: Earl reminded everyone of the employee appreciation/recognition tomorrow for lunch; continuing conversations with Jay Avenue property owners for the school project; Kurt is working on some kitchen updates in the break room; Mitch received quotes for gym lighting; Kurt and Janet working on City Code updates; public hearing on rental property regulations on January 13 at 5:00; new sign for the Chamber and Arts Council was installed; working towards consistency with all signage; Arne Vermaat is retiring from Landsmeer; they are reevaluating options for a cook at the golf course; doing staff evaluations for Chad Kleinhesselink, Jonathan Beaver, and Mallory Simmelink. Mark shared the Congress is close to coming out with a second stimulus package, he will be following closely and keeping in contact with businesses for what becomes available.

Council Comments: The Mayor called for comments from members of the Council and none were heard. Mayor De Haan thanked Earl for looking at the smaller things like coordinating the signs; she also appreciates the time he is spending on the school project negotiating with landowners.

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, Steve Roesner; NAYS: None. Adjournment time was 6:19 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Budget	2021-2022 Budget	Notes
Revenues						
Sioux County	36,774	37,515	38,743	39,142	39,925	2% increase estimated
Enrich Iowa	2,585	7,901	7,134	8,000	7,381	Actual 2021
Fines	6,689	5,877	3,889	7,500	2,325	Covid Impact / Opportunity to go fine free
Gifts	22,750	1,000	-	1,000	1,000	Incorrectly allocated 2021 into other revenue
Other Revenue	21,045	23,070	8,780	21,000	10,000	Covid Impact on Summer Reading Donations
Transfer In-City of Orange City	412,000	412,000	427,000	448,350	460,680	2.75% Increase
Total Revenues	501,843	487,363	485,546	524,992	521,310	

	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Budget	2021-2022 Budget	Notes
Expenditures						
Personnel (Wages & Benefits)	269,930	251,606	268,689	330,000	331,910	benefit decreases have kept this down
Books	52,056	51,077	51,193	48,000	48,000	physical materials
Periodicals	3,298	3,601	3,306	3,800	3,300	print publications declining
Digital Assets / E-resources	27,007	23,157	36,027	20,000	20,000	e books /audio
Library Supplies	9,846	9,947	13,987	11,000	11,000	Impacted by COVID 2021; largest expenses accounted for
Postage	2,644	3,313	2,170	3,000	750	IA shares decreases postage significantly
Maintenance - Facilities	14,714	15,843	38,988	17,000	17,000	
Maintenance - Technology	-	-	-	12,000	12,000	Platform expenses
Communications	2,254	2,154	2,154	3,000	2,500	
Professional Development	2,549	2,912	1,298	3,500	3,500	Travel will be limited but hoping for Fall conferences
Programs & Entertainment	18,547	14,601	12,881	16,000	16,000	
Building Insurance	10,276	10,788	12,517	14,500	13,500	
Capital Improvements	125,739	-	1,371	5,000	5,000	
Capital Equipment	7,583	17,389	23,943	20,000	20,000	Technology/Furniture
Utilities	18,641	15,699	15,123	18,000	17,000	
Total Expenditures	565,084	422,087	483,648	524,800	521,460	

TAX ABATEMENTS – 1st YEAR APPLICATIONS

<u>NAME</u>	<u>ADDRESS</u>	<u>CONST TYPE</u>
Duane L. & Aletha A. Beeson	209 Louisianan Ave. NW	Build house
William L. & Monique E. Cooley	704 6 th Street SW	House renovations
Calvin D. De Jong	117 Boston Ave. SE	Build attached garage
Nicholas & Cynthia De Vries	105 Tallahassee Ave. NE	Build house
Heritage Realty Co. Inc.	1010 7 th Street NE #105 & #107	Build condominiums
Hillcrest Apartments II LLC	1506 & 1510 Juneau Ave. SE	Build townhouses, apartments, & garages
Jerod B. & Aubyn C. Hoegh	713 Concord Ave. NE	Build house & garage
Kevin B. & Nancy S. Huntington	202 9 th Street NE	Build house, build fence & deck, build lawn shed
Iowa State Bank	123 Albany Avenue NE	Build office front
Robert J. & Julia A. Kroeze	204 Louisiana Ave. NW	Build house
Michael James & Cheryl A. Kugler	603 Colorado Ave. NW	Build detached garage
Donald L. & Kelli S. Norton	217 2 nd Street NE	Build detached garage
Michael & Renee B. Noteboom	1901 Arizona Ave. NW	Build new shop
Lon E. & Linda R. Ochsner	620 14 th Street SE	Build commercial building
Greg & Melissa Oolman	315 7 th Street NE	House renovations
Benjamin & Jennifer Van Engelenhoven	1010 7 th Street NE #109	Build condominium
Greg S. & Susan E. Van Holland	714 Boston Ave. NE	Build detached garage/shed
Scott & Cheryl Van Steenwyk	716 Boston Avenue NE	Build house
Donald L. Vander Ziel	409 3 rd Street NW	Build attached garage
Kathleen Wesseling	1010 7 th Street NE #111	Build condominium
Verlyn D. & Loretta B. Westra	1519 16 th Street SE	Build commercial storage building
Zachary J. Wielenga	410 3 rd Street NW	House renovations

Received for the City of Orange City

 Ross Simmelink, Sioux County Assessor

TAX ABATEMENTS – 3rd YEAR APPLICATIONS

<u>NAME</u>	<u>ADDRESS</u>	<u>CONST TYPE</u>
Ryan & Ronda Pottebaum	417 Arizona Ave. SW	Enlarge room addition

Received for the City of Orange City

Ross Simmelink, Sioux County Assessor