

## NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: October 4, 2021

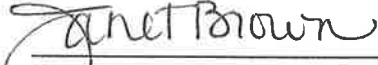
Time of Meeting: 4:30 o'clock P.M.

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. Set date for public hearing for the approval of the final plat of North Weiland Second Addition and rezoning district
7. Property purchase
8. Beer permit application
9. Administrative reports
10. Council comments
11. 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.

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

COUNCIL MEETING  
AGENDA NOTES  
October 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 September 20, 2021 and September 29, 2021 council meetings are enclosed for your review. Exhibit 1
6. This is the place to set date for the public hearing for approval of the final plat of North Weiland Second Addition and rezoning of the area from its current zoning of A-1, Agriculture to R-1, Low Density Residential.
7. Staff will be requesting permission from the Council to approve an option to purchase real estate for the purpose of a test well, and if it proves to be a suitable site a permanent well. Final purchase approval would come at a later date if the well site proves to be suitable. Total acres and a purchase price are currently being negotiated.
8. We have received an application for a Class B Beer Permit from City View Golf. Tyler Jacobsma is opening this business at 713 8<sup>th</sup> Street SE, the former Headquarters for Hair. Everything is in order.
9. Administrative reports:

Scheduled Meetings:

October 18	Council Meeting, 4:30 P.M.
November 1	Council Meeting, 4:30 P.M.
November 15	Council Meeting, 4:30 P.M.
December 6	Council Meeting, 4:30 P.M.
December 20	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**

Council Meeting  
September 20, 2021

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on September 20, 2021. 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, and Tony Vande Brake

Members Absent: Council member Steve Roesner

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

Guests: Mike Hofman and Ryan McEwen

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; NAYS: None.

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

Approval of Minutes: The minutes of September 7, 2021 council meeting were presented. A motion was made by Council member Tony Vande Brake 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: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None.

Financial Report: The monthly financial report for August 2021, 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, Tony Vande Brake; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from August 17, 2021 through September 20, 2021 was presented. A motion was made by Council member Aaron Beadner 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: Aaron Beadner, Rod De Boer, Daron De Jong, Tony Vande Brake; NAYS: None.

Voluntary Annexation: This being the time and place as advertised a public hearing was held to consider the voluntary annexation of the OCDC, Inc. property north and east of Pipestone Veterinary on Highway 10 East. The Mayor called for comments from members of the audience and no one was heard speaking for or against the annexation. The Mayor then closed the time for the public hearing.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution accepting the voluntary annexation application to the City of Orange City from OCDC, Inc. 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. The resolution was assigned number 9-20-21-1973 and appears in the official resolution book.

Vacation and Disposal of Alley: This being the time and place as advertised a public hearing was held to consider the vacation and disposal of the alley in Kepp's First Addition, Block 6. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed vacation and disposal. No written objections had been filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Aaron Beadner and duly seconded by Daron De Jong adopting a resolution approving the vacation and disposal of the 12' alley in Kepp's First Addition, Block 6, which lies between Lot 1 of Kepp's 1<sup>st</sup> Addition and Lot 17 of Mueller & Kohout 1<sup>st</sup> Addition, to Travis and Colby Vlietstra for \$793.00. The City will retain an 8' easement on the east portion of the alley. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Tony Vande Brake; NAYS: None. The resolution was assigned number 9-20-21-1974 and appears in the official resolution

book.

Official Street Finance Report of Actual and Accrued Expenditures and Receipts for All Funds for Street Purposes for the 2020-2021 fiscal year: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the official Street Finance Report of actual and accrued expenditures and receipts for all funds for street purposes for the 2020-2021 fiscal year. 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.

Software Purchase: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the purchase of software from Tyler Technologies which includes utility billing, accounts receivable, general ledger, accounts payable, and payroll in the amount of \$124,655. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Rod De Boer, Aaron Beadner; NAYS: None.

Scooters Coffee Dutch Front Proposal: Upon recommendation of the Dutch Front Committee, a motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the allowable max funds for the proposed Dutch front for the new Scooters Coffee building to be located at 218 8<sup>th</sup> Street SE. The estimated cost for the Dutch front is \$38,889. 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.

Prairie Winds Event Center General Manager: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the hiring of Jess Kuehl as Prairie Winds Event Center General Manager at a starting salary of \$50,000, effective immediately. Wes Ruden's last day will be October 19. 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:

September 29	Community Development Plan prioritization, 10:00 A.M. PWEC
October 4	Council Meeting, 4:30 P.M.
October 18	Council Meeting, 4:30 P.M.
November 1	Council Meeting, 4:30 P.M.
November 15	Council Meeting, 4:30 P.M.
December 6	Council Meeting, 4:30 P.M.
December 20	Council Meeting, 4:30 P.M.

Oral reports: Earl reported on the Iowa League of Cities meeting he and Kent attended; OCCS playground update; sending out planning materials tomorrow for the meeting on the 29<sup>th</sup>; upcoming service projects with Unity and Northwestern; Kent received the financial reporting award again this year. Matt shared the electric department is replacing some streetlights with LED's in the Mueller & Kohout Addition and on north and south K64; the cameras placed on the stoplights are strictly for sensing traffic.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Tony shared that some clients that are former residents of Orange City have commented on the growth and development Orange City is experiencing.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Daron De Jong to adjourn. 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. Adjournment time was 5:02 o'clock P.M.

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Deb De Haan, Mayor

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

Council Meeting  
September 29, 2021

The City Council met in special session pursuant to adjournment at 10:00 o'clock A.M. on September 29, 2021. A quorum was declared by Mayor Deb De Haan. The meeting was held at the Events Center, 908 8<sup>th</sup> Street 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, Kurt Frederes, Mitch Aalbers, Jim Pottebaum, Kent Anderson, Mark Gaul, Matt Van Schouwen, and Brad De Jong

Guests: Mike Hofman, Sarah Weber, Scott and Cheryl Van Steenwyk, 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, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Community Development Plan Prioritization: The Council discussed and prioritized future projects resulting from the Community Development Plan compiled by ISG to give direction to staff on how to move forward on these initiatives. The discussion identified the following projects for 2022: completing trails in prioritized areas; extend 14<sup>th</sup> Street to Jay Avenue; add a third lane on Highway 10 East from Pipestone Vet Clinic to the Paul Visser acreage; develop an area for small commercial lots at the old airport and add a street to access the area; Central Avenue walkability through sidewalk work and tree trimming; develop a park on the south side of the Puddle Jumper Trail. A 2023 project identified is to tear down the old MOC-FV Elementary school and redo the streets by school on Delaware Avenue and 2<sup>nd</sup> Street. Also discussed was the need for a fitness destination to meet the needs of the community for the 5 months during winter. Marty Guthmiller was present to share the hospital's plan for a 55+ housing area south of the Puddle Jumper Trail.

No official action was taken.

Council member Daron De Jong left the meeting at 2:48 o'clock P.M.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Steve Roesner to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Steve Roesner, Aaron Beadner, Tony Vande Brake; NAYS: None. Adjournment time was 2:54 o'clock P.M.

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Deb De Haan, Mayor

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