

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: November 1, 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
 - Water/wastewater
 - Gas
 - Fire
7. Prairie Winds Event Center Assistant General Manager
8. Purchase of property
9. Retail Utility Grant application

10. Highway #10 East Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 3 to the Highway #10 East Urban Renewal Plan in the City of Orange City, State of Iowa

11. Salem Avenue Urban Renewal Plan

- Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Salem Avenue Urban Renewal Plan for a proposed Urban Renewal Area in the City of Orange City, State of Iowa

12. Highland Post Urban Renewal Plan

- Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Highland Post Urban Renewal Plan for a proposed Urban Renewal Area in the City of Orange City, State of Iowa


13. Administrative reports

14. Council comments

15. Closed session per Iowa Code Section 21.5.1(j) real estate

16. 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 1, 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 October 18, 2021 council meeting are enclosed for your review. Exhibit 1
6. Kirk Maasdam, representing the Water & Wastewater department, Ed De Jong, representing the Gas Department, and Denny Vander Wel, representing the Fire Department, will be present for updates on activities in their departments in the past year.
7. There is a candidate for the Assistant General Manager position at the Prairie Winds Event Center that staff would like to recommend for approval for hiring. Her name is Danielle Zuidema and she is an Orange City resident. Danielle brings both hospitality and bar service experience. We would recommend a starting salary of \$38,000 annually with a review after six months and also after one year.
8. The City of Orange City has the opportunity to purchase 49.4 acres of land at the north end of Orange City from HAP farms, LLC. The sale price is \$25,000 per acre for a total of \$1,235,000. The property is outlined in red on the exhibit. City Council approval is needed for the purchase. Exhibit 2
9. City View Golf owned by Tyler Jacobsma will soon open a golf/gaming simulator business. It will be located in Holland Plaza on Highway 10 East. City View Golf has applied for the Utility Grant Program. Staff has reviewed the application and recommends approval.
10. This is a resolution setting the dates of a consultation and public hearing on Amendment #3 to the Highway #10 East Urban Renewal Plan. Amendment # 3 will remove the lots of where Dollar Fresh is located and being constructed, along with some parcels to the north. See attached map. It is necessary to notify all affected taxing entities and to hold a consultation concerning the proposed amendment. Additionally, it is necessary to set a time and date for a public hearing to consider the proposed amendment. Exhibit 3
11. It is necessary to set a date and time for a public hearing for the Salem Avenue Urban Renewal Plan. The purpose of the Urban Renewal plan is to support the growth of the Dollar Fresh store through the utilization of TIF. Part of the process to adopt this plan is to have a consultation with your local county and school officials. We are planning on this meeting to be held on November 8th at 1pm in City Hall. We are asking the public hearing to be held on December 6th. Exhibit 4

12. It is necessary to set a date and time for a public hearing for the Highland Post Urban Renewal Plan. The purpose of the Urban Renewal plan is to support the growth of Highland Post facility through the utilization of TIF. Part of the process to adopt this plan is to have a consultation with your local county and school officials. We are planning on this meeting to be held on November 8th at 1pm in City Hall. We are asking the public hearing to be held on December 6th. Exhibit 5

13. Administrative reports:

Scheduled Meetings:

November 15	Council Meeting, 4:30 P.M.
December 6	Council Meeting, 4:30 P.M.
December 9	Employee Recognition Dinner, PWEC, 6:00 P.M.
December 20	Council Meeting, 4:30 P.M.
January 3	Council Meeting, 4:30 P.M.
January 17	Council Meeting, 4:00 P.M. - Budget

14. Council comments

15. We will discuss a potential property purchase.

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 18, 2021. A quorum was declared by Mayor Pro-Tempore Steve Roesner. 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: Mayor Deb De Haan

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

Guests: Mike Hofman, Doug Calsbeek, Mark and Sherry Lundberg and Jerod Hoegh

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.

Mark Lundberg was recognized for his 21 years of service on the Planning and Zoning Commission.

Approval of Minutes: The minutes of October 4, 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, Steve Roesner; NAYS: None.

Financial Report: The monthly financial report for September 2021, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Rod De Boer 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: Rod De Boer, Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from September 21, 2021 through October 18, 2021 was presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the monthly bills, subject to audit. 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.

North Weiland Second Addition: This being the time and place as advertised a public hearing was held to consider the final plat of the North Weiland Second Addition. The Mayor Pro-Tempore called for comments from members of the audience. Jerod Hoegh questioned if the street is closer to his property than originally planned and if there was a park being included. Kurt responded the street is not any closer. Earl answered that he is not aware of a park being planned there. Rod asked how we encourage the developers to do more development at this time. Kurt responded he encouraged them to do more but they are looking at other options for the lots to the north of this proposed development. No written objections were filed. The Mayor Pro-Tempore then closed the time for the public hearing.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting a resolution accepting the final plat of the North Weiland Second Addition. 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. The resolution was assigned number 10-18-21-1975 and appears in the official resolution book.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the rezoning of North Weiland Second Addition, Lots 11-15 to be rezoned from A-1, Agriculture to R-1, Low Density Residential. 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.

Employee Recognition Dinner: A motion was made by Council member Rod De Boer and duly seconded by Daron De Jong that in recognition of efforts of employees of the City of Orange City the Council would like to hold an employee recognition dinner on December 9, 2021 and give a gift of appreciation. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake, Steve Roesner; NAYS: None.

Closed Session per Iowa Code Section 21.5.1(j) Real Estate: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to enter into a closed session at 5:01 o'clock P.M. to discuss potential property purchases. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong to exit the closed session at 5:37 o'clock P.M. On call of the roll motion carried the vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake, Steve Roesner; NAYS: None.

No official action was taken.

Administrative Reports:

Scheduled Meetings:

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 9	Employee Recognition Dinner
December 20	Council Meeting, 4:30 P.M.

Oral reports: Earl shared they are working with Beck Engineering on the park planning at Puddle Jumper Trail for an inclusive type park, and street by Highland Post and Revival Animal Health back to old airport; meeting with DOT on November 3 about the Hwy 10 corridor development; tulip beds are prepared and planting will happen this week; receiving good compliments on the 5th and Juneau intersection improvements; waiting on electronics for the stoplights at Lincoln and Hwy 10; doing some painting on the front and shutters of City Hall. Kurt reported the OCDC property annexation was approved by the State. Matt provided information on the natural gas pricing and that we could see an increase of 25% to 30% above this time last year.

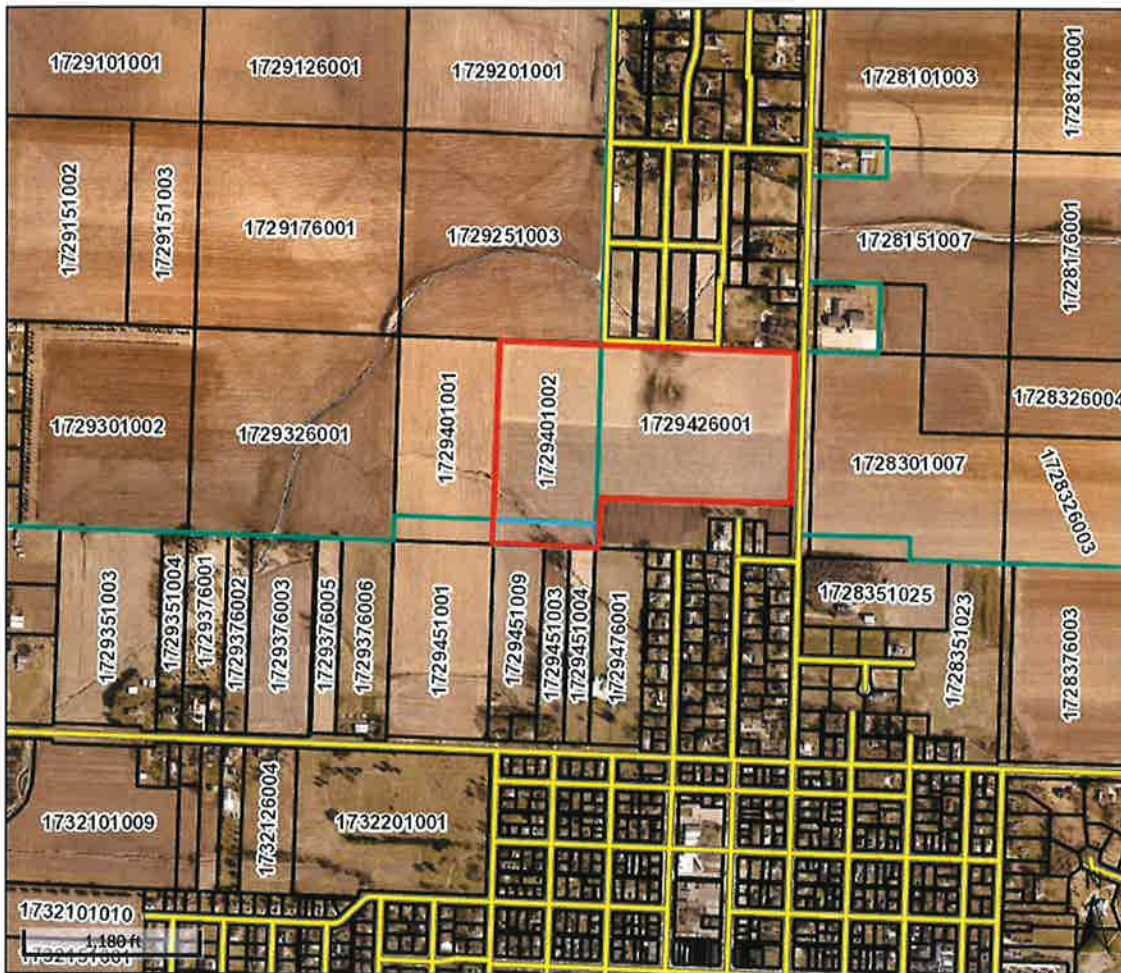
Council Comments: The Mayor called for comments from members of the Council and none were heard.

Adjournment: No further business appearing it was therefore moved by Council member Aaron Beadner and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Tony Vande Brake, Steve Roesner; NAYS: None. Adjournment time was 5:38 o'clock P.M.

Steve Roesner, Mayor Pro-Tempore

ATTEST: _____
Janet Brown, City Clerk

Beacon™ Sioux County, IA



Overview



Legend

- Parcels
- Roads
- Corporate Limits
- Parcel Numbers
- Streams and River

Parcel ID	1729401003	Alternate ID	126600	Owner Address	HAP FARMS, LLC
Sec/Twp/Rng	29-95-44	Class	A		517 ALBANY AVENUE
Property Address		Acreage	2.4		ORANGE CITY, IA 51041
District	115				
Brief Tax Description	29-95-44; NW SEE1/2 S160' 29-95-44				
	(Note: Not to be used on legal documents)				

Date created: 10/25/2021
 Last Data Uploaded: 10/23/2021 8:37:38 PM

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 GEOSPATIAL

EXHIBIT B

MAP OF PROPERTY BEING REMOVED BY AMENDMENT NO. 3

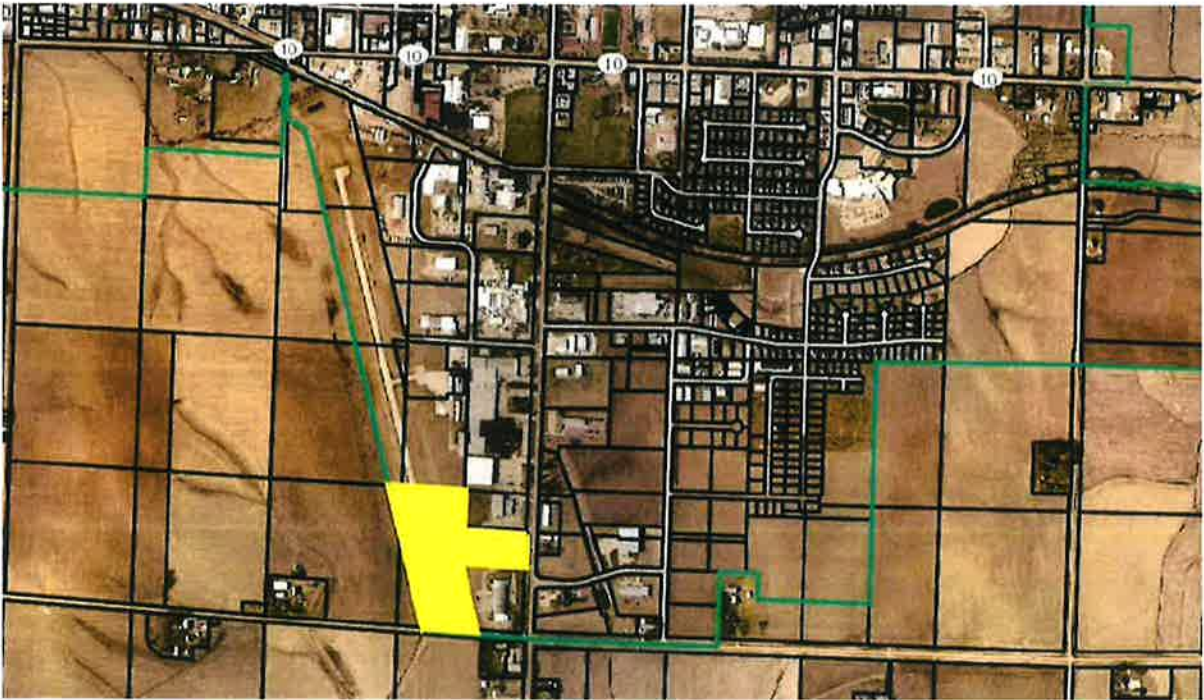


**EXHIBIT B
MAPS OF SALEM AVENUE URBAN RENEWAL AREA**



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**EXHIBIT B
MAPS OF HIGHLAND POST URBAN RENEWAL AREA**



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