

NOTICE AND CALL OF COUNCIL MEETING

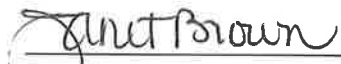
Governmental Body:	The City Council of the City of Orange City, Iowa
Date of Meeting:	March 7, 2022
Time of Meeting:	4:30 o'clock P.M.
Place of Meeting:	Council Chambers, City Hall, 125 Central Ave SE Orange City, Iowa

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. Vacation of street
 - Public hearing
 - Resolution approving vacation of street
7. Public hearing on the 2022-2023 fiscal year budget
 - Resolution approving 2022-2023 fiscal year budget
8. Southwest well pipeline material bids
 - Public hearing to consider plans, specifications, form of contract, and estimate of costs
 - Consideration of bids and award of contract

9. Set date for public hearing to amend the City Code of Ordinances: Chapter 160, Floodplain Management
10. Set public hearing for vacation of easement
11. Real estate purchase
12. School area development naming
13. Disposal of City property/trade agreement with Alton discussion
14. Sioux County Trails update
15. Community Betterment Board funding recommendations
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 7, 2022

1. The meeting will be called to order by Mayor Pro-Tempore Steve Roesner 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 21, 2022 council meeting are enclosed for your review. Exhibit 1
6. In order for the vacation of the street Lincoln PL SE platted in the Orange City Industrial Addition located south of Hwy 10(8th St. SE) between the Sioux County ASCS office and Dutch Colony Inn to be recorded at the Courthouse, we must hold a public hearing and vacate by resolution. The City will retain a 20' easement. Exhibit 2
7. We have tentatively approved the budget subject to the public hearing. We will hold the hearing and consider the resolution approving the 2022-2023 fiscal year budget.
8. We received two bids for the SW Well Field Pipeline Material Procurement. The low bidder was Lincoln Winwater from Lincoln, NE with a bid of \$2,930,702. The engineer's estimate was \$3,300,000. Our engineer from DGR, Dan Nebelsick, is reviewing the bids and will be attending the council meeting to discuss the bid results and project. We recommend holding the public hearing to consider the plans and specifications, form of contract, and estimate of cost; and awarding the materials bid to Lincoln Winwater.
9. City council needs to set the date of March 21, 2022 for the public hearing for the amending of the City Code, Chapter 160, Floodplain Management.
10. In order for the vacation of the utility easement in Lot 5, Industrie Centrum, 6th Addition to be recorded at the Courthouse it must be vacated by resolution. The Council can consider the action to vacate after a public hearing at the March 21, 2022 Council meeting. The public hearing notice will be publicized once prior to public hearing. Exhibit 3
11. AG Partners LLC has offered two small parcels for sale to the City of Orange City. Tax parcel 2305201003 and Tax parcel 23052001 would be purchased for a total of \$10. The purchase is contingent of AG Partners removing all remaining above-ground improvements and concrete from Tax Parcel 235126005. Closing is projected for April 15, 2022. Exhibit 4
12. Prior to completing the final plat for the housing development surrounding the new MOC-FV elementary school, we need to have a name for the development. We are working with Spireworks to inform the public that we would welcome suggestions. We will accept suggestions through April 15. The City Council will make the final decision on a name prior to the final plat. Exhibit 5 shows the entire area and the 25 lots that would be included in the initial plat.

13. The City of Alton has requested the opportunity to secure a small portion of the school development property on the far southeast corner of the development. They would also request that 13,000 cubic yards of soil remain on the site. (Current estimate of 30,000 cubic yards on the pile). In exchange the City of Orange City would receive additional territory for future annexation. If council is supportive of this agreement, we would have the property surveyed and go through the formal process for the sale of public property. Exhibit 6
14. The Sioux County Trails association is continuing their efforts to connect Sioux Center, Sandy Hollow Recreation Area, and Orange City by trail. On Thursday, March 3 representatives from the county, the trails committee, Sioux Center and Orange City met to discuss potential easements and long-term maintenance and repairs for this trail. The suggestion is to create a 28E Agreement that outlines each partners responsibility and seek assistance from the Sioux County Conservation Board for trail upkeep.
15. The Community Betterment Board met on February 17, 2022. There are two recommendations being brought to you from board for approval. They are \$20,000 towards the new Puddle Jumper Park. These monies will go towards the amenities of the park. The second recommendation is for the Chamber/Vibrant OC committee. They are requesting \$ 17,500 on a yearly basis. They are looking at transitioning from the Highway Billboards to a digital marketing campaign for promoting Orange City. They will be able to offer better analytics and tracking data for how posts are engaged. Promotion of events and activities can be adjusted faster as well as updating community and event photos on a more timely basis. Exhibit 7
16. Administrative reports:

Scheduled Meetings:

March 21	Council Meeting, 4:30 P.M.
April 4	Council Meeting, 4:30 P.M.
April 18	Council Meeting, 4:30 P.M.
May 2	Council Meeting, 4:30 P.M.
May 16	Council Meeting, 4:30 P.M.
May 19-21	Tulip Festival

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 21, 2022. 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, Jim Pottebaum, Kurt Frederes, Mark Gaul, Kent Anderson, and Matt Van Schouwen

Guests: Mike Hofman and Sarah Weber

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the tentative agenda, as the official agenda. 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.

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

Approval of Minutes: The minutes of February 7, 2022 council meeting 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, Steve Roesner; NAYS: None.

Financial Report: The monthly financial report for January 2022, 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 Steve Roesner approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Steve Roesner, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from January 18, 2022 through February 21, 2022 was presented. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the monthly bills, subject to audit. 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.

Amending the Code of Ordinances of Orange City, by Amending Title 11, Article 4: Districts, Section 2: Boundaries and Official Maps: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner approving the second reading of proposed Ordinance No. 833, which establishes the new Official Zoning Map for Orange City. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Aaron Beadner, Rod De Boer, Daron De Jong; NAYS: None.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Steve Roesner to waive the third reading of proposed Ordinance No. 833. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Steve Roesner, Rod De Boer, Daron De Jong, Tony Vande Brake; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong to adopt Ordinance No. 833, an ordinance which establishes the new Official Zoning Map for Orange City. 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.

Code of Ordinances of the City of Orange City, Iowa: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to approve the second reading of proposed Ordinance No. 834, which will adopt the updated "Code of Ordinances of the City of Orange City, Iowa". 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.

A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong to waive the third reading of proposed Ordinance No. 834. 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.

A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to adopt Ordinance No. 834, an ordinance which will adopt the updated "Code of Ordinances of the City of Orange City, Iowa". 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.

Vacation of Street: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution proposing the vacation of a platted street known as Lincoln Place SE, which is located between the Dutch Colony Inn and the Sioux County ASCS Office, and setting 4:30 o'clock P.M. on March 7, 2022 as the time for a public hearing to consider the vacation. 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. The resolution was assigned number 2-21-22-1992 and appears in the official resolution book.

Liquor License Renewal Application: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the renewal application for a Special Class C Liquor License as submitted by Holland Plaza Theatre. 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.

Set Public Hearing Date for Tentative Approval of Fiscal Year 2022-2023 Budget: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong setting 4:30 o'clock P.M. on March 7, 2022 as the time for a public hearing to consider approving the fiscal year 2022-2023 Budget. 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.

Resolution Approving Fund Transfers for Fiscal Year 2022-2023: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner approving the fund transfers for fiscal year 2022-2023. 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. The resolution was assigned number 2-21-22-1993 and appears in the official resolution book.

Center for Healthy Living Feasibility Study: As part of the Community Masterplan that was developed by ISG, several indoor recreation ideas were desired by community members and user groups. Management would like to determine the level of interest in pursuing such a facility, what elements are important to the community, and potential partners. Steve mentioned the need to engage the whole community to figure out the true desire for such a facility and funding the costs associated with it. A motion was made by Council member Steve Roesner and duly seconded by Council member Rod De Boer approving conducting a feasibility study with ISG to determine the level of interest in pursuing an indoor recreation area for \$15,000. 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.

Southwest Well Pipeline Material Bids: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong setting 4:30 o'clock P.M. on March 7, 2022 as the time for a public hearing to consider the bids for pipe material for the Southwest Well Project. Steve would like to hear assurances from the engineer on the probability of water supply from this area for a population of 10,000 until year 2045. 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.

Administrative Reports:

Scheduled Meetings:

March 7	Council Meeting, 4:30 P.M.
March 21	Council Meeting, 4:30 P.M.
April 4	Council Meeting, 4:30 P.M.
April 18	Council Meeting, 4:30 P.M.
May 2	Council Meeting, 4:30 P.M.
May 16	Council Meeting, 4:30 P.M.

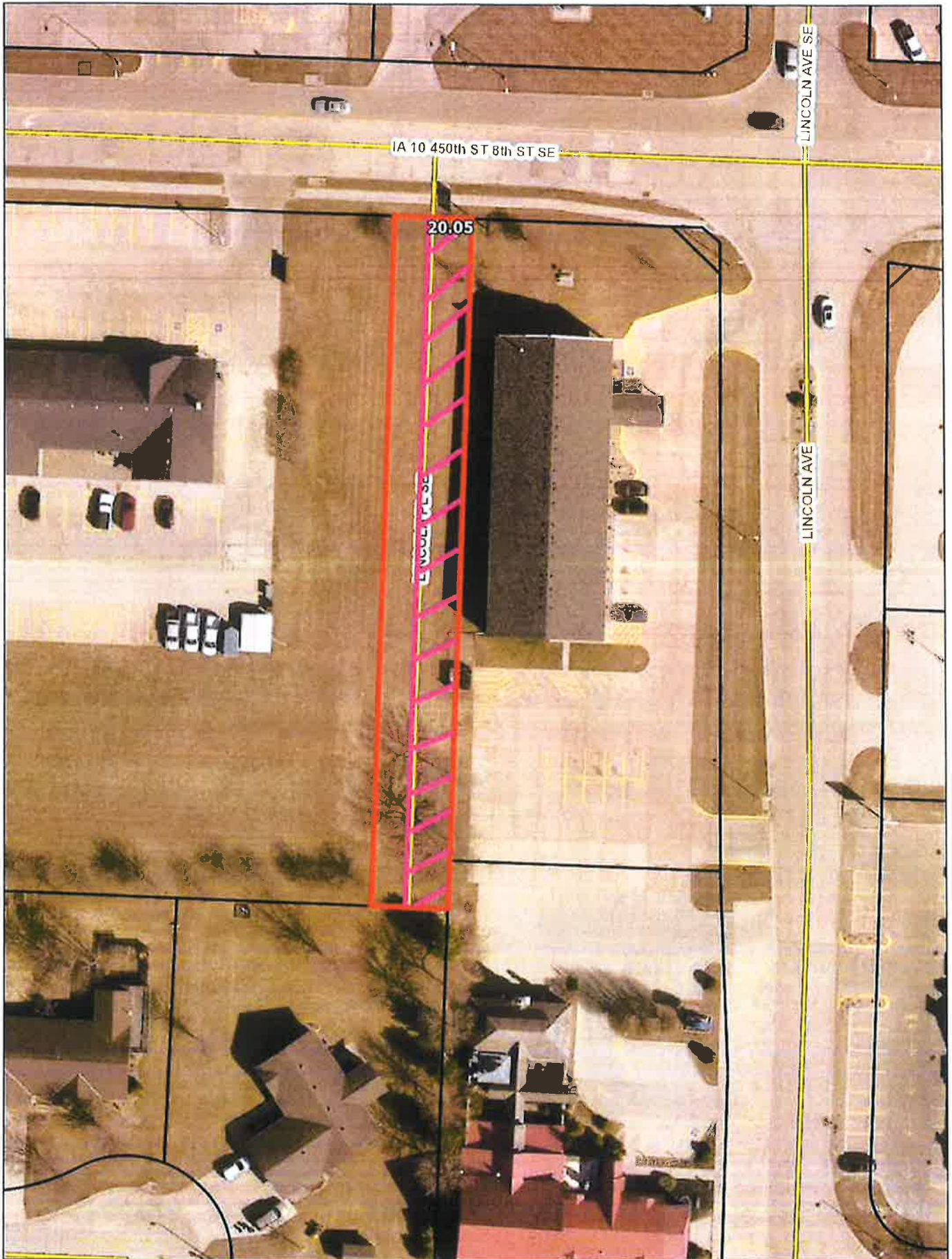
Oral reports: Earl shared a thank you from Janet for the plant she received for the passing of her father; provided an airport update; photos will be taken on March 7 to update the website; Puddle Jumper Trail Park open house on Wednesday at Stadscentrum; reported on the Ag Partners tank removal and clean up in that area; working with Eric Ribbens on a Central Avenue tree replacement plan and trimming/removal with Dan Venema.

Council Comments: The Mayor called for comments from members of the Council and none were heard. The Mayor shared a thank you for Mike Hofman and Mark Gaul from the Hooglands.

Adjournment: No further business appearing it was therefore moved by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer to adjourn. 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. Adjournment time was 5:17 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk



LEGEND

- FOUND 12" REBAR w/ ORANGE CAP #15746 UNLESS NOTED OTHERWISE
- SET 12" x 30" REBAR w/ ORANGE CAP #15746
- M MEASURED DIMENSION
- R RECORDED DIMENSION

DESCRIPTION OF SUBDIVISION:
 Lots 4 and 5, Industrie Centrum 3rd Addition to the City of Orange City, Sioux County, Iowa

RECORDED
 SIoux COUNTY IOWA
 2016 MAY 4 PM 12:23
 FILE 2016 CARB
 A. VAN BRUGGEN RECORDER

OWNERS/DEVELOPERS
 DGR ENGINEERING
 6115 WHISPERING CREEK DR
 SIoux CITY, IOWA 51106
 BRIAN K. MASTBERGEN PE
 DAVID A. LAMBERTON, PLS

CERTIFICATE OF SURVEY
 I, David A. Lamberton of DGR Engineering, authorized to practice in the State of Iowa, do hereby certify that I am a licensed Land Surveyor under the laws of the State of Iowa, Iowa license No. 15746, that at the instance and request of the City of Orange City, I surveyed the tract of real estate located in Sioux County, Iowa, described herein for the purpose of subdividing and platting said real estate into an addition to be known as Industrie Centrum, 3rd Addition in the City of Orange City, Sioux County, Iowa, the plat of which is attached hereto and made a part of this certificate; that the plat is a true and correct plat of said addition and that it sets forth the boundaries thereof with the size and dimensions of all lots in accordance with said survey. I further certify that the corners of all lots are marked with 1/2"x30" orange capped rebar and that all dimensions of said plat are shown in feet and decimals thereof.

IN WITNESS WHEREOF: I have hereunto signed my name this 28th day of April, 2016.

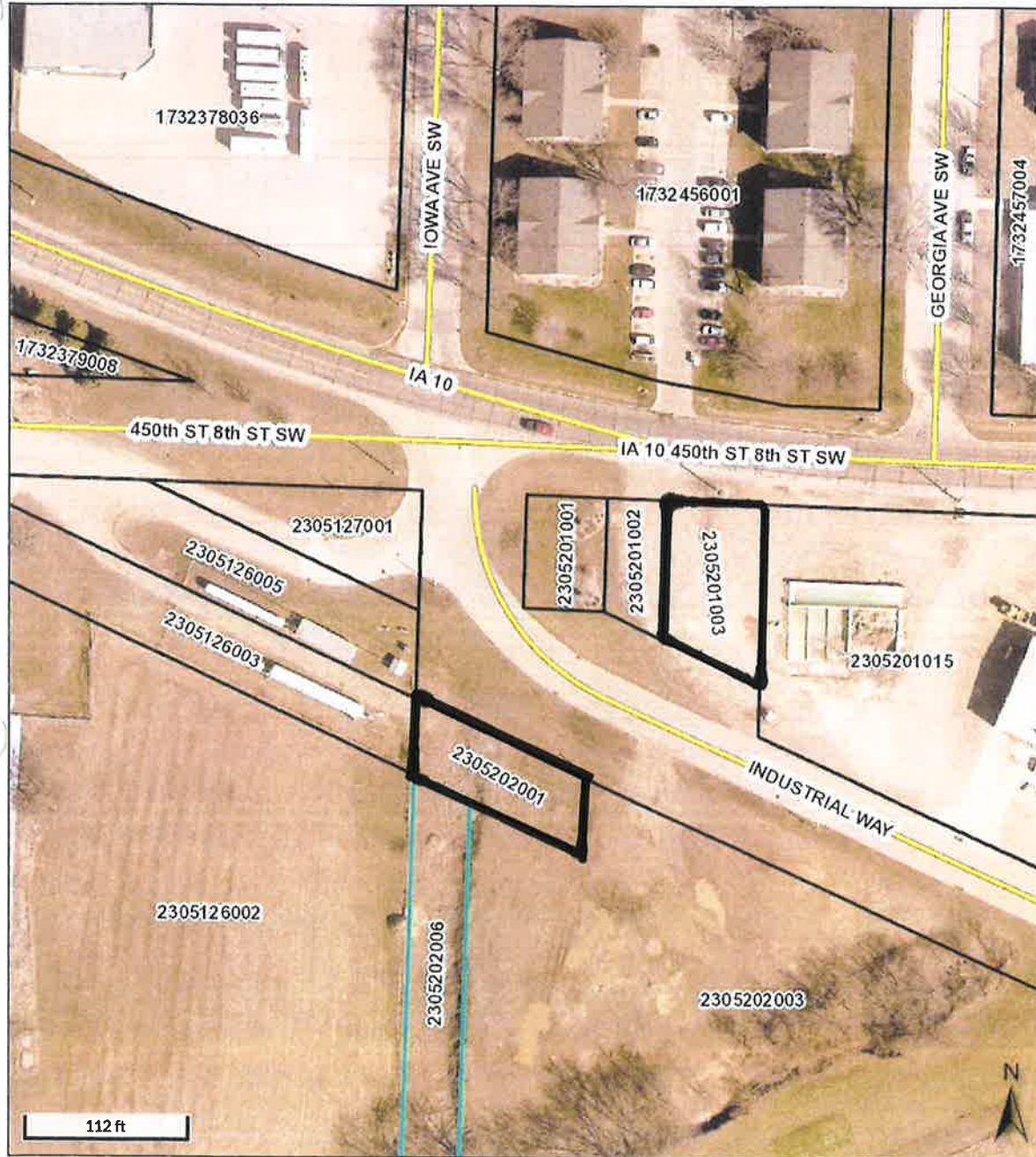
DAVID A. LAMBERTON
 DGR ENGINEERING
 6115 WHISPERING CREEK DRIVE
 SIoux CITY, IA 51106
 (712) 266-1554
 www.dgr.com

DATE: April 20, 2016
DRAWN BY: DAL
PROJECT NO.: 265092
SHEET: 1 OF 3

PROPOSED ZONING CLASSIFICATION:
 I-1, LIGHT INDUSTRIAL DISTRICT
 MINIMUM SETBACKS:
 FRONT: 50' REAR: NONE
 SIDE: NONE STREET SIDE: 40'

EXISTING ZONING CLASSIFICATION:
 I-2, HEAVY INDUSTRIAL DISTRICT
 MINIMUM SETBACKS:
 FRONT: 50' REAR: NONE
 SIDE: 16' STREET SIDE: 40'

SUBDIVISION
 8 LOTS = 594 ACRES
 PUBLIC LOT FOR LANDSCAPE
 BUFFER = 0.11 ACRES
 TOTAL PARCEL = 7.98 ACRES
 MINIMUM LOT SIZE = 23,190 S.F.

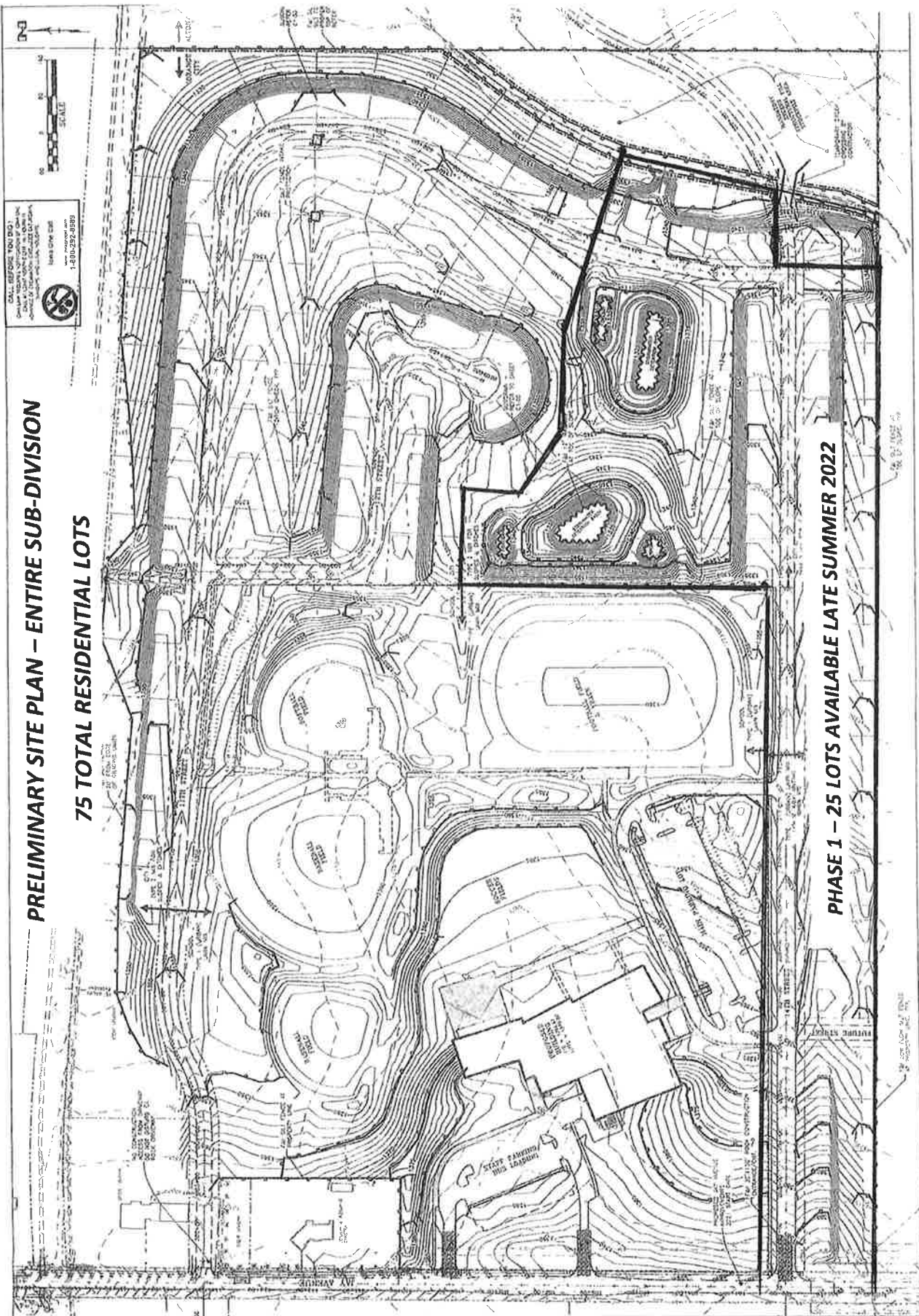


Overview



Legend

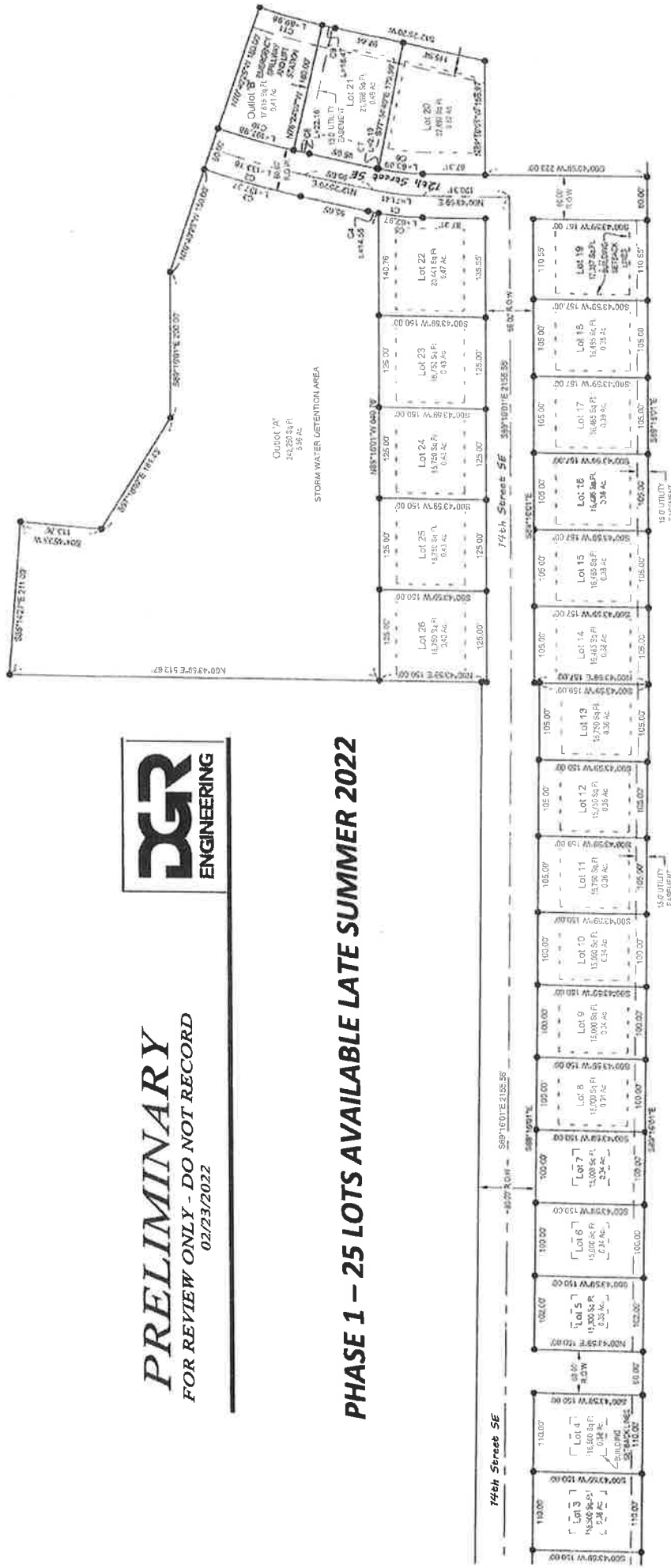
- Parcels
- Roads
- Corporate Limits
- Parcel Numbers
- Streams and River



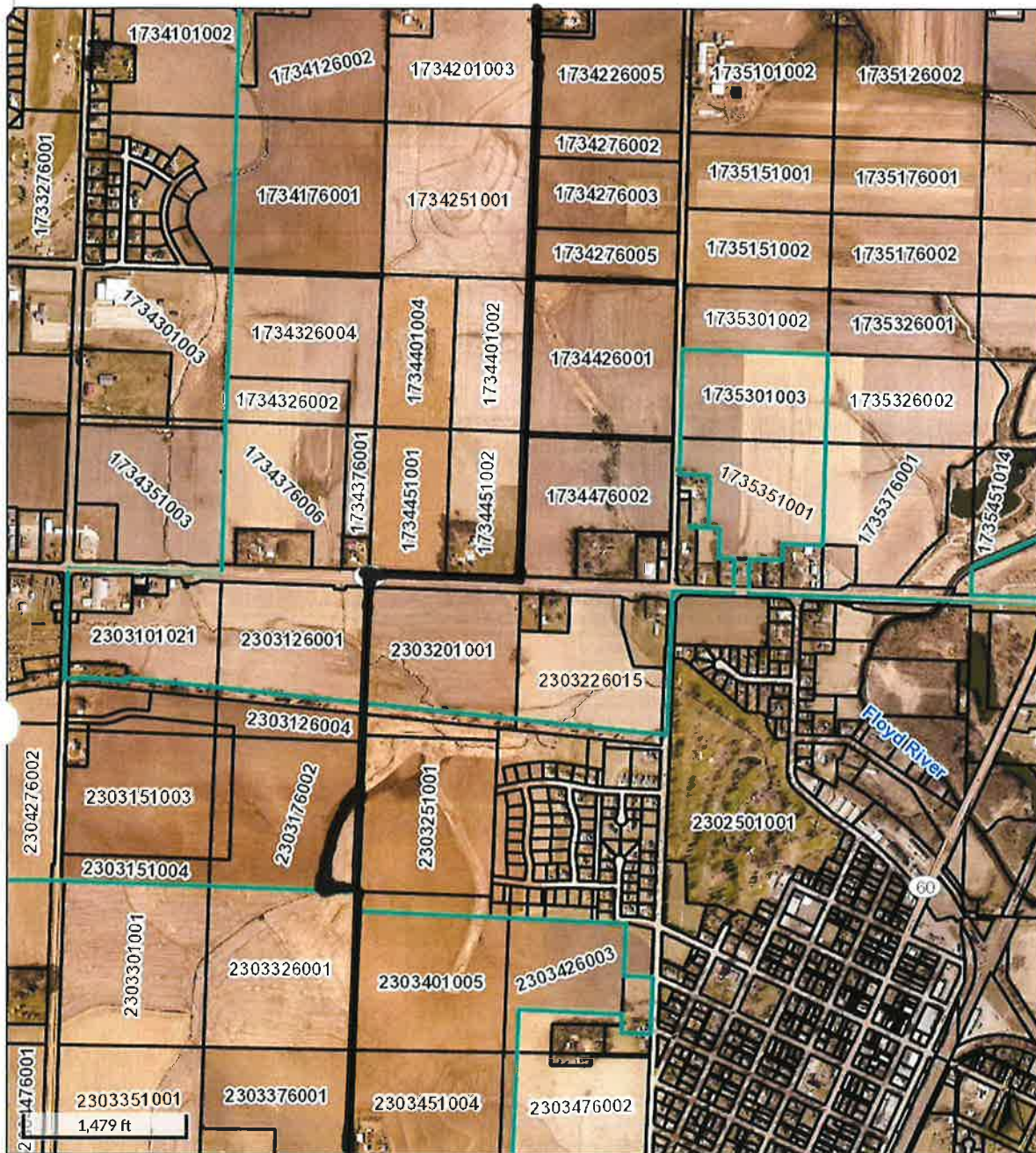
PRELIMINARY
FOR REVIEW ONLY - DO NOT RECORD
02/23/2022



PHASE 1 – 25 LOTS AVAILABLE LATE SUMMER 2022



BeaconTM Sioux County, IA



Overview



Legend

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

Date created: 3/4/2022
Last Data Uploaded: 3/4/2022 2:24:56 AM

Developed by  **Schneider**
GEOSPATIAL


OC Community Betterment Board

Box 406

Orange City, IA 51041

Present: Tony Vande Brake, Mike Hofman, Rachel Meekema (via phone), Scott Kooiman
Absent: Joy Tooker **Staff:** Kent Anderson

Thursday, February 17, 2022
4:00 pm, City Council Chambers

AGENDA:	INFORMATION:
1. Review March 31, 2021 minutes	No report
2. Funding Considerations: A. City of OC Parks & Rec - Mitch Aalbers B. Hwy Billboards and MSLB project	A. New Puddle Jumper Park - Request for \$30,000 in funds. Mitch presented details of the Puddle Jumper Park plans. He included initial design photos and explanations of the project. Examples of certain equipment cost were the Zipline coming in at almost \$39,000. Other amenities will include a water feature splash pad, turf grass, poured rubber walkways, spinners and ground level play equipment. Future plans include a shelter house, disc golf, dog park and pickleball courts. The total project will be \$1 million in phase #1. He is applying for other grants in addition to this request for betterment funds. Mitch indicated he hopes to have this project completed later in 2022. B. Hwy Billboards and MSLB project - The highway billboards were discussed and a plan to transition funds to a digital marketing campaign was suggested. The Vibrant OC Committee can handle this project and will offer the betterment board better analytics and tracking data for how posts are engaged. 5 pages of sample analytics were shared and the information explained to the board. Promotion of events, amenities, activities in Orange City can be adjusted in a faster reaction time and can be promoted as events will happen via a targeted social media campaign. The current billboard project offers only 1 image with no real information on Orange City or why someone should visit. \$17,500 would be our commitment and this includes \$2500 for updated photos of the community and events.

<p>3. Financial Report:</p> <p>A. Available funds</p> <p>B. Committed funds</p> <p>4. Funding Discussion</p>	<p>3. The latest financial disbursement report was reviewed. The first 3 quarters of 2021 rebounded since COVID. 2021 is on pace to match 2019 pre-pandemic funds disbursement levels.</p> <p>A. There is currently a cash balance of 173,163.86 in the account</p> <p>B. Committed Funds include the Highway billboard project payments. Mike and Kent will review the dollars we need to bring this up to date. As of today, we have \$14,550 committed to this project. This leaves \$ 158,613.86 for projects.</p> <p>4. Funding discussion</p> <p>A. Puddle Jumper project - Discussion of project size and benefits to the community. Some of the park elements are good to have. The phase #1 and #2 designs were commented on and what would be included in that. City Council commitment to the project was discussed in relation to the timeline of the project and when funds would need to be committed from Betterment. M/S to approve \$20,000 in funds, Parks Department could come back to this board for additional funding if phase 2 is approved and there is a need for more funds. No other discussion Ayes: 4 Nays: 0</p> <p>B. Highway Billboards - Continued discussion of moving away from the Highway billboards to a digital campaign for promotion of OC. Also discussed the need for up to date photography and images of Orange City and how this is included in this project and others that are funding portion. of this project. M/S to approve moving to this digital campaign on a yearly basis. No other discussion. Ayes: 4 Nays: 0</p> <p>These items will be added to the next City Council meeting on March 7th for final Council discussion.</p> <p>Next meeting date will be determined by additional project requests.</p> <p>Meeting adjourned.</p>
<p>Adjourn</p>	