

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: **TUESDAY** July 5, 2022

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

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

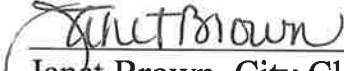
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Public hearing and first reading to amend the City Ordinances
7. \$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes
 - Resolution approving Preliminary Official Statement
8. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with the Southwest Well Watermain Project
9. Employee appreciation gift
10. Administrative reports

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11. Council comments
12. 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
July 5, 2022

1. The meeting will be called to order by Mayor Pro-Tempore Rod De Boer 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 June 20, 2022 council meeting are enclosed for your review. Exhibit 1
6. This is the time for a public hearing and first reading to amend the City Ordinances for the addition of Special Focus Area – Albany Place SE Area to Chapter 165, Zoning Regulations, Section 165.34, Mixed-Use Overlay Zone. City Council has the right to wave the second and third readings of the Ordinance. Exhibit 2
7. We are in the process of issuing and refinancing some Water Revenue Bonds. One of the steps is to have you read and approve the Preliminary Official Statement. This statement is available to anyone that is interested in purchasing these bonds. It describes who we are and what we have to offer in community and the strength of our financial condition. It details our project and water utility. We will be locking in these rates at our next meeting. We have emailed this to you because of the length of the statement. We are recommending the approval of the report.
8. This resolution will allow the City to be reimbursed for any expenditures paid in connection with the Southwest Well Watermain Project.
9. Staff has reviewed the process involved with providing additional compensation to the employees. We are recommending that the approved motion from the June 20 be rescinded, and the compensation be re-evaluated and implemented when the City's new payroll program is in place. This will likely be later in July or early August.
10. Administrative reports:

Scheduled Meetings:

July 11	Mayor's Cup
July 13	Customer Appreciation Picnic
July 18	Council Meeting, 4:30 P.M.
August 1	Council Meeting, 4:30 P.M.
August 15	Council Meeting, 4:30 P.M.
September 6	Tuesday, Council Meeting, 4:30 P.M.
September 19	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
June 20, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on June 20, 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, Brad De Jong, Kurt Frederes, Jim Pottebaum, Mark Gaul, Kent Anderson, and Matt Van Schouwen

Guests: Mike Hofman and Dale Pluim

Agenda: A motion was made by Council member Daron De Jong 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: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

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

Approval of Minutes: The minutes of June 6, 2022 council meeting were presented. A motion was made by Council member Rod De Boer 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: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for May 2022, 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 Daron De Jong approving the monthly financial report as published. 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.

Monthly Bills: A Summary of Warrants report listing bills from May 17, 2022 through June 20, 2022 was presented. A motion was made by Council member Rod De Boer 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: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Not to Exceed \$12,900,000 Water Revenue Capital Loan Notes: This being the time and place as advertised a public hearing was held to consider the proposed Water Revenue Capital Loan Notes. The Mayor opened the time for the public hearing. No one was heard speaking for or against the proposed plan. No written objections were filed. Matt provided an update on the project. The Mayor then closed the time for the public hearing.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution instituting proceedings to take additional action on the Not to Exceed \$12,900,000 Water Revenue Capital Loan Notes. 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 6-20-22-2017 and appears in the official resolution book.

Retail Utility Grant Application: A motion was made by Council member Daron De Jong and duly seconded by Council member Steve Roesner approving the Retail Utility Grant Application submitted by Literary Dairy. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Steve Roesner, Aaron Beadner, Rod De Boer, Tony Vande Brake; NAYS: None.

TIF Application: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving a ten-year TIF for Jade & Co. Boutique. Marie Hofmeyer is constructing a new building downtown next to her current business Holland House Interiors, where a new women's boutique called Jade & Beck will be located. The second floor will have two condos that will be offered as Airbnb's. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None.

Baker Financial Dutch Front Proposal: A motion was made by Council member Daron De Jong and duly seconded by Council member Steve Roesner approving the proposed Dutch front for the new Baker Financial building being constructed at 1005 Lincoln Circle SE for the allowable max funds for the project. The estimated cost for the front is \$80,000. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Steve Roesner, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None.

Jade and Beck Dutch Front Proposal: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the proposed Dutch front for the new Jade and Beck building being constructed at 111 Central Ave NE for the allowable max funds. The estimated cost for the front is \$98,400. 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.

Set Date for Public Hearing to Amend City Ordinances: 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 July 5, 2022 as the time for a public hearing to consider the addition of Albany Place SE Area to Section 165.34 Mixed Use Overlay Zone. 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 Setting Salaries for the 2022-2023 Fiscal Year: A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake adopting a resolution approving the resolution setting salaries for the 2022-2023 fiscal year. The resolution reflects a 2.5% increase for all full-time employees, except the library employees whose wages were approved by the library board. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Tony Vande Brake, Aaron Beadner, Daron De Jong, Rod De Boer; NAYS: None. The resolution was assigned number 6-20-22-2018 and appears in the official resolution book.

Vehicle Purchase: A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the purchase of a 2003 Sterling truck and plow with 24,000 miles from a dealer in the Twin Cities for \$52,945. The City of Alton has purchased the used 1981 International snowplow that this is replacing. 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.

Puddle Jumper Trail Tenth Addition and Industrie Centrum 7th Addition Subdivision Improvements Acceptance: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake accepting the Puddle Jumper Trail Tenth Addition and Industrie Centrum 7th Addition Subdivision Improvements. The final cost is \$2,195,123, which is lower than the original bid of \$2,451,294. 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.

Native Wine Permit Renewal Application: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the renewal application for a Class B Native Wine Permit as submitted by Woudstra's Meat Market. 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.

Restrictive Covenants and Lot Pricing for Gelderland Addition Phase 1: Council reviewed the proposed Restrictive Covenants and lot pricing for the Gelderland Addition Phase I. Management plans to have an open listing with realtors and begin lot sales on July 5. Lots will become available on a first come first serve basis, with steps in place to receive the highest and best offers if two or more offers on the same lot are received on the opening day of sales. A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the Dedication and Plat Provisions and Restrictive Covenants for the Gelderland Addition Phase 1, along with the lot pricing. 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.

Employee Appreciation Gift: The Council discussed providing full-time employees an employee appreciation gift considering the high inflation impacting cost of living. The Personnel Committee provided a recommendation of \$1,500, with amount being prorated for employees employed less than one year. After some discussion, a motion was made by Council member Steve Roesner and duly seconded by Council member Aaron Beadner to give \$600 of Chamber Dollars to each full-time employee, prorating for employees employed less than one year. Daron

would like to reevaluate the situation again in the future. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Aaron Beadner, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

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July 18	Council Meeting, 4:30 P.M.
August 1	Council Meeting, 4:30 P.M.
August 15	Council Meeting, 4:30 P.M.

Oral reports: Earl provided information on the Mayor's Cup on July 11; Customer Appreciation Picnic on July 13; ash tree inventory on City property is 172 trees, this does not include Puddle Jumper Trail or the cemetery, average treatment is \$175 to \$180/tree and would need to be done 5 times, Aaron shared there is one treatment not recommended due to side effects it can cause, he will get that information to Earl, Rod suggested being proactive by planting some new trees in certain locations in case the treatments do not save all the trees, instead of burning the ash trees they will be chipped and brought to the ethanol plant for burning. Destination Iowa Grant Application has been received by the State of Iowa; reminded everyone of the water warning which means only watering once per week and no more than 1" applied; water tower cleaning scheduled for later this summer; Trey Schiebout completed his first week of work.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve questioned the status of the recycling business. Mark responded he has not heard anything, but state law was just passed increasing the amount.

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, Steve Roesner, Tony Vande Brake; NAYS: None. Adjournment time was 5:32 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

ORDINANCE NO. 839

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY THE ADDITION OF SUBSECTION A. ALBANY PLACE SE AREA TO CHAPTER 165, ZONING REGULATIONS, SECTION 165.34 MIXED USE OVERLAY ZONE, 2. SPECIAL FOCUS AREA

BE IT ENACTED by the City Council of the City of Orange City, Iowa, as follows:

SECTION 1. The Code of Ordinances of the City of Orange City, Iowa, Chapter 165, Zoning Regulations, Section 165.34, Mixed Use Overlay Zone is amended by adding the following subsection A. Albany Place SE Area to 2. Special Focus Area:

A. Albany Place SE Area. That part of the W ½ SW ½ of Section 4, Township 94 North, Range 44 West of the 5th P.M., in the Incorporated City of Orange City, Iowa, more particularly described as follows: Beginning at a point 1032.9 feet North and 250 feet East of the Southwest corner of said SW 1/4; Thence East 238 feet; thence North 18° 10' West, 378 feet; thence North 19° 37' West, 134 feet; thence North 22° 24' West, 300 feet; thence North 49° 57' West, 50 feet; thence North 75° 24' West, 178.3 feet to a point on the Section line; thence South 539.8 feet; thence East 250 feet; thence South 300 feet to the point of beginning, subject to public highway.

SECTION 2. REPEALER. All ordinance of parts thereof in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Orange City, Iowa this _____ day of _____, 2022

Deb De Haan, Mayor
City of Orange City, Iowa

ATTEST: _____
Janet Brown, City Clerk
City of Orange City, Iowa

1st reading-
2nd reading-
3rd reading-