

## NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: July 18, 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. Financial report
7. Monthly bills
8. \$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes, Series 2022B
  - Resolution directing the acceptance of a Proposal to Purchase \$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes, Series 2022B
9. Water Revenue Capital Loan Notes, Series 2011E
  - Resolution authorizing the redemption of outstanding Water Revenue Capital Loan Notes, Series 2011E, dated December 21, 2011

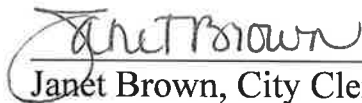
Council Meeting

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10. Water Revenue Capital Loan Notes, Series 2011F
  - Resolution authorizing the redemption of outstanding Water Revenue Capital Loan Notes, Series 2011F, dated December 21, 2011
11. Ordinance No. 839, Mixed-Use Overlay Zone - Albany Place SE Area
12. OCDC/City Memorandum of Understanding
13. Review of fireworks ordinance
14. Highway 10 and Lincoln Avenue Traffic Signal Improvements Project acceptance
15. Liquor license renewal applications
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.



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

COUNCIL MEETING  
AGENDA NOTES  
July 18, 2022

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 July 5, 2022 council meeting are enclosed for your review. Exhibit 1
6. The monthly financial report represents cash balances for all funds. Exhibit 2
7. A Summary of Warrants report listing bills from June 21, 2022 through July 18, 2022 is enclosed for your review. Exhibit 3
8. We are recommending a Water Revenue Capital Loan Notes of \$11,450,000 to cover the construction of the Southwest Watermain Project. D.A. Davidson will have a proposal at the meeting to present the interest rates for the bonds and then we will consider the letter of intent.
9. As part of the \$11,450,000 Water Revenue Capital Loan Notes, we need to call the outstanding portion of the Water Revenue Notes, Series 2011E. The notice will be sent out upon Council authorization and occur on August 23.
10. As part of the \$11,450,000 Water Revenue Capital Loan Notes, we need to call the outstanding portion of the Water Revenue Notes, Series 2011F. The notice will be sent out upon Council authorization and occur on August 23.
11. This will be the second reading of Ordinance No. 839, which will 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. The Council can choose to waive the third reading.
12. Each year in June, the City and OCDC review the MOU to make any updates to reflect the current projects that the two organizations are working on. The update has been complete, reviewed by staff at both the City and OCDC and are seeking approval for the next fiscal year. Exhibit 4 (sent by email)
13. Each year following the 4<sup>th</sup> of July the Council reviews the City fireworks ordinance. The current ordinance follows the state law, except for reducing the time frame from June 1 to June 15 for the first legal day. In the past couple of weeks we have had a few complaints and suggestions for changing the ordinance. Persons who have expressed concern have been notified that the Council will review the ordinance. This item would be for conversation only at this point, with Council consensus we could bring a recommendation to modify the ordinance at a future meeting or agree to leave the ordinance as it is.

14. Construction and punch list on the Lincoln Ave Traffic Signal Improvements project has been completed and is ready to be closed out. The final cost is \$436,069, which is approximately \$10,000 higher than the bid. We recommend the Council accept the project improvements, approve the final payment of \$57,154, and proceed with the final documents. Once accepted, we will proceed with requesting the \$200,000 grant from the IDOT.
15. We have received renewal applications from Los Tulipanes and The Roadhouse for Class C Liquor Licenses. Everything is in order.
16. Administrative reports:

Scheduled Meetings:

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](mailto:earlw@orangecityiowa.com)

Council Meeting  
July 5, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 5, 2022. A quorum was declared by Mayor Pro-Tempore Rod De Boer. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Aaron Beadner, Daron De Jong, and Tony Vande Brake

Members Absent: Mayor Deb De Haan and Council member Steve Roesner

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Jim Pottebaum, and Kent Anderson

Guests: Mike Hofman

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; NAYS: None.

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

Approval of Minutes: The minutes of the June 20, 2022 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, Tony Vande Brake, Rod De Boer; NAYS: None.

Public Hearing and First Reading to Amend the City Ordinances: This being the time and place as advertised a public hearing was held to consider the addition of Special Focus Area – Albany Place SE Area to Chapter 165, Zoning Regulations, Section 165.34, Mixed-Use Overlay Zone. The Mayor Pro-Tempore called for comments from members of the audience, and no one was heard speaking for or against the proposed amendment. 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 Daron De Jong approving the first reading of proposed Ordinance No. 839, an ordinance adding the Mixed-Use Overlay Zone of Albany Place SE Area to Chapter 165, Zoning Regulations. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Tony Vande Brake, Rod De Boer; NAYS: None.

\$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake adopting a resolution approving the Preliminary Official Statement. 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. The resolution was assigned number 7-5-22-2019 and appears in the official resolution book. Records are kept in Appendix 21.

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: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a 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. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Tony Vande Brake, Rod De Boer; NAYS: None. The resolution was assigned number 7-5-22-2020 and appears in the official resolution book.

Employee Appreciation Gift: After reviewing the process approved by Council on June 20, management is recommending the June 20, 2022 Council action to provide full-time employees with \$600 Chamber Dollars due to the high inflation impacting cost of living be rescinded until the compensation can be reevaluated and implemented when the City's new payroll program is in place. A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to rescind the employee appreciation gift action that was approved at the June 20, 2022 meeting. 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.

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.

Oral reports: Earl mentioned the Mayor's Cup on Monday, July 11 and Customer Appreciation Picnic on Wednesday, July 13; thank you from the MOC-FV Youth Dutch Baseball program for use of the fields this season; recreation programs are wrapping up this week; update on the electric outage early Tuesday morning; Commercieel Centrum Addition dirt being moved; Greenworld will begin the ash bore treatment on 10 trees on Central Avenue and in Windmill Park; Landsmeer well is running regularly; Mark Gaul resignation on July 22, position opening has been posted on our website; working with Beck Engineering to rebid the Puddle Jumper Playground Project; replacing some campground pads at Vet's Park. Kurt shared that due to a law change ATV's will no longer be licensed by the City but through the County, will be bringing an ordinance to reflect that change in the near future.

Council Comments: The Mayor Pro-Tempore called for comments from members of the Council and the following were heard. Rod mentioned the new markings on Dunlop Trail are very distinct. Earl responded that Vogel Traffic Services is experimenting with a new system and will be marking other areas.

Adjournment: No further business appearing it was therefore moved by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Daron De Jong, Rod De Boer; NAYS: None. Adjournment time was 4:46 o'clock P.M.

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Rod De Boer, Mayor Pro-Tempore

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

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa  
 Month Ended JUNE 30, 2022


	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 2,058,788.89	\$700,594.43	\$593,275.64	\$ 2,166,107.68	\$135,667.18	\$2,301,774.86
Library	346,813.06	\$40,272.11	\$67,535.09	319,550.08	\$2,253.53	\$321,803.61
JSDA- IRP Loan	104,463.01	\$3,148.06		107,611.07		107,611.07
Cemetery Fund	45,307.65	3,562.50	4,516.42	44,353.73		44,353.73
Cemetery Fund- Perpetual Care	124,370.05	549.58		124,919.63		124,919.63
USDA- Revolving Loan Fund	287,555.73	14,317.07		301,872.80		301,872.80
Road Use Tax	1,255,004.04	110,107.19	300,000.00	1,065,111.23		1,065,111.23
Hotel/Motel Sales Tax	192,356.92			192,356.92		192,356.92
<b>Tax Increment Financing</b>						
Event Center TIF	55,707.25			55,707.25		55,707.25
Housing TIF	570,085.13	44,239.60		614,324.73		614,324.73
Industrial Park TIF	510,107.90	339.31	83,300.00	427,147.21		427,147.21
Hawkeye TIF	40,144.64	2,694.40	23,675.00	19,164.04		19,164.04
Debt Service	1,746,497.14	12,121.45	1,395,964.38	362,654.21		362,654.21
<b>Capital Projects:</b>						
Hawkeye Capital Project	149,747.66			149,747.66		149,747.66
Event Center Capital Project	384,653.77			384,653.77		384,653.77
Housing Capital Project	10,832.14	3,000.00		13,832.14		13,832.14
Industrial Park Capital Project	4,189.12			4,189.12		4,189.12
14th Street Extension Project	(36,806.25)			(36,806.25)		(36,806.25)
School Project- MOC-FV	(2,058,223.60)		316,416.46	(2,374,640.06)		(2,374,640.06)
Stoplight Project- Hwy 10	(441,987.98)			(441,987.98)		(441,987.98)
Puddlejumper Trail Park Project	(111,719.00)		4,437.50	(116,156.50)		(116,156.50)
18th Street - RISE Project	(114,220.00)		1,881.25	(116,101.25)		(116,101.25)
Hwy 10 3rd Turn Lane Project	-		15,575.00	(15,575.00)		(15,575.00)
Payroll Clearing	46,191.76	170,283.62	145,094.55	71,380.83	130.52	71,511.35
Electric	2,480,927.41	658,477.83	864,243.53	2,275,161.71	43,156.19	2,318,317.90
Water	(436,556.05)	114,504.93	2,026,182.79	(2,348,233.91)	50,469.49	(2,297,764.42)
Sale of OC Comm.	205,111.60			205,111.60	5,000.00	210,111.60
Sewer	2,639,917.84	136,723.85	557,844.72	2,218,796.97		2,218,796.97
Gas	721,412.21	205,367.09	157,295.43	769,483.87		769,483.87
<b>Total</b>	<b>\$ 10,780,672.04</b>	<b>\$2,220,303.02</b>	<b>\$6,557,237.76</b>	<b>\$6,443,737.30</b>	<b>\$236,676.91</b>	<b>\$6,680,414.21</b>

INVESTMENTS		
FUND	This Report	Last Report
General	\$40,000	40,000
Library	-	-
Debt Service	-	-
Road Use Tax	-	-
Event Center	-	-
<b>Electric:</b>		
Bond & Interest Sinking Fund	270,000	270,000
Bond & Interest Reserve Fund	275,000	275,000
Capital Reserve Fund	455,000	455,000
<b>Water:</b>		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
<b>Sewer:</b>		
Bond & Interest Sinking Fund	20,000	20,000
Bond & Interest Reserve Fund		
Capital Reserve Fund		
<b>Gas:</b>		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
<b>Total</b>	<b>\$1,060,000</b>	<b>\$1,060,000</b>

FUNDS INVESTED IN:				
	Amount	%	Max. %	
0.4000	Certificates of Deposit	1,000,000	94.3	100
0.7540	IA Public Agency Investment Trust	60,000	5.7	50
	<b>Total Funds Invested</b>	<b>\$1,060,000</b>	<b>100.0</b>	

MATURITIES:				
	Amount	%	Min. %	
	Under 40 days	60,000	5.7	10.0
	Under 90 days	60,000	5.7	20.0
	Under 270 days	1,060,000	100.0	50.0
	Under 1 year	1,060,000	100.0	90.0
	*Under 18 months	1,060,000	100.0	100.0

\*Bond reserve funds - invested as required or allowed by bond indentures

  
 City Treasurer

Vendor Name	Description	Net Invoice Amount
A & M LAUNDRY	Laundry Supplies	30.00
AgState	Fuel	6,325.53
AHLERS COONEY DORWEILER	Labor Relations	52.00
Aramark Inc	Supplies for Event Center	323.97
Aramark Inc	Supplies for Event Center	249.07
Beck Engineering Inc.	PJ Trail Park - Engineering	1,262.50
Beck Engineering Inc.	Hwy 10 Turn Lane Project	23,375.00
BORDER STATES INDUSTRIES INC	Gas Meter Supplies	66.55
Carlson, Joel	Energy Rebate	25.00
Carrico Aquatic Resources	Chemicals for Pool	3,700.00
CHAMBER OF COMMERCE	Salary Assistance	8,750.00
CHAMBER OF COMMERCE	Salary Assistance	8,750.00
CIVIC SYSTEMS LLC	Semi Annual Software Support	6,501.00
CONNECTIONS INC EAP	Employee Assistance Program	457.65
CULLIGAN WATER CONDITIONING	Supplies - City Hall	33.75
D & L PLUMBING & HEATING	Service Call to Parks Bldg	4.79
D & L PLUMBING & HEATING	Service Call to Water/Gas Bldg	70.00
DAVE'S LOCK & KEY	Bandshell Restrooms- Door and Lock	1,472.50
DEJONG OIL AND REPAIR INC	Service Repairs to Fire Truck and Street Truck	840.55
Dekock, Wesley	Energy Rebate	30.00
DON'S FOOD CENTER	Supplies	246.99
DORDT UNIVERSITY	Signs for Parks Department	23.25
DUTCH BAKERY	Supplies	60.00
EMC NATIONAL LIFE COMPANY	Life Insurance	696.32
FAREWAY STORES INC	Supplies for City Hall Account 58022	42.68
Fastenal Company	Locate Paint for Gas Department	329.40
FOREMAN TIRE SERVICE	Service Police Vehicles	84.84
Foundation Analytical Laboratory Inc.	Water Testing	106.00
GROEBNER & ASSOCIATES	Gas Meter Supplies	535.98
Greeneweg, Clark	Energy Rebate	350.00
H&D Underground Inc.	Bore Waterline by Hwy 10 West	2,340.00
Harmelink, Jacob	Fuel Reimbursement	53.65
HAWKINS INC.	Chemicals	1,876.50
Hellinga, James	Energy Rebate	350.00
HIEMSTRA LAWN CARE	Paint Bike Path and Mow Library	1,385.00
IA ASSOC OF MUNICIPAL UTIL	NW IA Safety Director -OC Share per Qtr	5,155.57
IOWA INFORMATION INC.	Advertising for Prairie Winds Event Center- Acct 5132	758.00
JANITORS CLOSET	Supplies for Event Center	232.08



Payment Approval Report  
 Report dates: 6/27/2022-7/8/2022

Vendor Name	Description	Net Invoice Amount
Kopetsky's Ace Hardware	Supplies- Acct 6001	188.99
Kopetsky's Ace Hardware	Supplies- Account 6000	1,211.90
Kurtz, Vince	Energy Rebate	350.00
Long Lines	Telephone	2,148.72
Long Lines	Telephone for Event Center	389.95
Long Lines	WIFI at Light Shop	8.95
MARVS OUTDOOR POWER EQUIPMENT	Energy Rebate	27.54
MARVS OUTDOOR POWER EQUIPMENT	Mower Supplies and Chain saw supplies	222.48
Matheson Tri Gas Inc.	Carbon Dioxide Cylinder 10LB	43.80
Meyer, Phillip	Energy rebate	75.00
MISSOURI RIVER ENERGY SERVICES	AMI Meter count fee	570.80
NEAL CHASE LUMBER	supplies- OCFD- Tables and Parks Supplies	1,551.43
Northwestern College - Beacon	OCFD- Advertising	75.00
NOTEBOOM ELECTRIC	Service Call to Pool	106.00
OLDENKAMP, KEN & MARY	Boarding of Animals for June	120.00
ONE OFFICE SOLUTION	Office Supplies	510.79
ORANGE CITY ARTS COUNCIL	Budget Payment for FY 22-23 - 1/3	20,000.00
ORANGE CITY HEALTH SYSTEM	Event Center Housekeeping Hours and Maintenance Hours	1,025.00
ORANGE CITY SANITATION	Extra Dump- Dog House- Acct 420757	140.45
ORANGE CITY SANITATION	Utilities at Event Center	224.39
ORANGE CITY SANITATION	Dumpster for Pool- Acct 403481	94.08
Pipestone Vet Services	Gloves	22.11
PLUIM PUBLISHING	Advertising and Supplies	1,828.69
Premier Communications	Telephone for City Hall	452.96
SANITATION PRODUCTS	Parts for Street Sweeper.	1,390.96
Sioux City Tarp Inc.	Tarp for Street Truck	499.00
SIoux COUNTY REGIONAL AIRPORT	Budget Payment for FY 2023	274,912.00
SKARSHAUG TESTING LAB	Electrical Glove Testing	1,248.81
Sneider, Lois	Energy Rebate	30.00
Spireworks	Manage Website and Social Media and Newsletter	2,900.00
SWIFT AIR INC.	Service A/C at City Hall	5,985.11
Thompson Automation & Specialty Services	Service Call to Industrial Lift Station	575.00
Total Motors	Service Brakes on OCPD - 2019 Pickup	1,847.63
TWO-WAY RADIO	Pager Repair for OCFD	57.98
TWO-WAY RADIO	Pager Repair for OCFD	103.95
TYLER TECHNOLOGIES INC	Software Training with Staff	1,000.00
TYLER TECHNOLOGIES INC	Software Training with Staff	3,737.50
Unity Christian High School	Annual Maintenance Fee for Knight Center	500.00

Vendor Name	Description	Net Invoice Amount
Verschure, Kevin	Energy Rebate	25.00
VISSER BROTHERS PLUMBING & HTG	Add Freon to Wastewater Plant HVAC	235.50
WESCO DISTRIBUTION INC	4-Boxpads for Electric Department	7,200.00
WESCO DISTRIBUTION INC	Electric Materials	107.25
WESCO DISTRIBUTION INC	15KV Elbows for Electric	3,335.00
Zevenbergen, Dan	Energy Rebate	200.00
Grand Totals:		<u>414,225.84</u>