

## NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: August 1, 2022

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

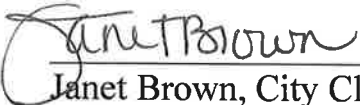
Place of Meeting: Council Chambers, City Hall,  
125 Central Ave SE  
Orange City, Iowa

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. \$11,175,000 Water Revenue and Refunding Capital Loan Notes, Series 2022B
  - Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of Capital Loan Notes and providing for a method of payment of the Notes; Approval of the Tax Exemption Certificate; and Approval of the Continuing Disclosure Certificate
7. Resolution proposing to dispose of City owned real estate – Gelderland 1<sup>st</sup>
8. Resolution proposing to dispose of City owned real estate – Justin Postma
9. Resolution proposing to dispose of City owned real estate - Canals Project – Vision Builders

10. Order construction of the Puddle Jumper Playground Equipment Project and set public hearing date
11. MidAmerican Agreement
12. Liquor license renewal applications
13. Employee picnic
14. Administrative reports
15. Council comments
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  
August 1, 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 18, 2022 council meeting are enclosed for your review. Exhibit 1
6. This resolution authorizes the issuance of the water bonds for the pipeline project. The resolution also approves the Tax Exemption Certificate and the Continuing Disclosure Certificate. This is the final action for the \$11,175,000 Water Revenue and Refunding Capital Loan Notes. We will be receiving monies on this issue on August 23.
7. City Council needs to set the date of August 15, 2022 for the public hearing for the disposal of City owned real estate for the Gelderland First Addition.
8. This is the place to set the date for the public hearing to discuss and consider the sale of City owned real estate to Justin Postma. Justin is currently adding on to his building and needs more parking to the west of the building for his construction business. City staff has reviewed the request and is suggesting the sale of the lot for \$5,656.00 plus \$1,500.00 survey fees. Exhibit 2
9. Vision Builders is interested in purchasing approximately 20 acres immediately south of the Puddle Jumper Trail and west of Jay Avenue for the proposed Canals Development. Brad De Jong is working on the potential purchase agreement.
10. The Puddle Jumper Park equipment and installation will be re-bid as a separate item from the remainder of the park project. By bidding this now we can take advantage of 2022 pricing. The remainder of the project will be re-bid later this fall for a 2023 construction. Several items have been modified from the original bid that should lead to cost reductions.
11. When the Industrie Centrum 7<sup>th</sup> Addition was constructed, MidAmerican installed electric to most of the subdivision. There are a few lots that had no potential buyers, so we elected not to install electric to these lots until there was demand for it. With the construction of two buildings on 17<sup>th</sup> St, we need to extend electric infrastructure and enter into an agreement with MidAmerican. In keeping with our practice from the rest of the development, the cost to the City will be \$15,905.
12. We have received renewal applications from Hy-Vee Dollar Fresh and Casey's for Class E Liquor Licenses. Everything is in order.
13. The Iowa State Code requires that we document a public purpose for employee recognition when something of value is given to an employee. The Council can indicate by motion that in recognition of efforts of employees to the City of Orange City you would like to hold an employee picnic and give a gift of appreciation.

14. Administrative reports:

Scheduled Meetings:

August 15	Council Meeting, 4:30 P.M.
August 23	Employee Picnic, Windmill Park
September 6	Tuesday, Council Meeting, 4:30 P.M.
September 19	Council Meeting, 4:30 P.M.
October 3	Council Meeting, 4:30 P.M.
October 17	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**

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 18, 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, Kurt Frederes, Jim Pottebaum, Mark Gaul, and Matt Van Schouwen

Guests: Mike Hofman, Michael Maloney, Allen and Rose Vegter, and Dale Pluim

Agenda: A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the tentative agenda, as the official agenda. 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.

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

Approval of Minutes: The minutes of July 5, 2022 council meeting were presented. A motion was made by Council member Rod De Boer 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: Rod De Boer, Tony Vande Brake, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Financial Report: The monthly financial report for June 2022, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Aaron Beadner 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: Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from June 21, 2022 through July 8, 2022 was presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the monthly bills, subject to audit. 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.

\$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes, Series 2022B: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong adopting a resolution directing the acceptance of a Proposal to Purchase \$11,450,000 (Dollar Amount Subject to Change) Water Revenue Capital Loan Notes, Series 2022B. 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. The resolution was assigned number 7-18-22-2021 and appears in the official resolution book. Records are kept in Appendix 21.

Water Revenue Capital Loan Notes, Series 2011E: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting a resolution authorizing the redemption of outstanding Water Revenue Capital Loan Notes, Series 2011E, dated December 21, 2011. 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. The resolution was assigned number 7-18-22-2022 and appears in the official resolution book. Records are kept in Appendix 21.

Water Revenue Capital Loan Notes, Series 2011F: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution authorizing the redemption of outstanding Water Revenue Capital Loan Notes, Series 2011F, dated December 21, 2011. 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 7-18-22-2023 and appears in the official resolution book. Records are kept in Appendix 21.

Ordinance No. 839, Mixed-Use Overlay Zone – Albany Place SE Area: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake approving the second 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: Daron De Jong, Tony Vande Brake, Aaron Beadner, Steve Roesner, Rod De Boer; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Steve Roesner to waive the third reading of proposed Ordinance No. 839. 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.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting 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, Tony Vande Brake, Aaron Beadner, Steve Roesner, Rod De Boer; NAYS: None.

OCDC/City Memorandum of Understanding: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the 2022 Memorandum of Understanding with the Orange City Development Corporation. Earl took this opportunity to thank Mark Gaul for the work he has done for the City over the last nine years. 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.

Review of Fireworks Ordinance: The Council reviewed the current fireworks ordinance. Allen Vegter expressed opposition to the noise and debris that gets left behind, along with safety and fire hazard concerns. Earl shared a complaint received from Dutch Dogs about the impact it had on dogs at their facility. Mayor Deb mentioned shortening the time frame they are allowed. Aaron questioned fire dangers during a drought and the City having a water warning. Steve shared that the negative reactions are growing, he received more complaints than ever, heard some going off yet last night. Tony mentioned consistency with Alton with one police force. Rod suggested more education on social media on how to be a good neighbor, pick up debris, etc. Earl will discuss with staff and gather more information for the Council to consider in the near future. No official action was taken.

Highway 10 and Lincoln Avenue Traffic Signal Improvements Project Acceptance: A motion was made by Council member Steve Roesner and duly seconded by Council member Tony Vande Brake accepting the Highway 10 and Lincoln Avenue Traffic Signal Improvements. The final cost is \$436,069 which is approximately \$10,000 higher than the bid due to some additional traffic rerouting. 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.

Liquor License Renewal Applications: A motion was made by Council member Aaron Beadner and duly seconded by Council member Rod De Boer approving the renewal applications for Class C Liquor Licenses as submitted by Los Tulipanes and The Roadhouse. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

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.

Oral reports: Earl shared Greenworld has begun treatment on some ash trees on Central Avenue, Windmill Park, and Landsmeer; met with Dan Venema to discuss removal of some ash trees; receiving applications for the Community Development Director position; the Windmill needs paint on the lower half; 14<sup>th</sup> Street completion getting pushed back; Vet's Park camping pads poured; Kyle Diehl received MRES scholarship; Global Leadership seminar August 4 – 5; elementary school project update; DOT roundabout work will start in March or April

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Steve felt the Customer Appreciation Picnic was very well done and well attended.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake to adjourn. 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, Tony Vande Brake; NAYS: None. Adjournment time was 5:17 o'clock P.M.

\_\_\_\_\_  
Deb De Haan, Mayor

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







**INDEX LEGEND**

Location: Lot: Outlot A  
 Subdivision: Industrie Centrum, 1st Addition  
 Requestor: City of Orange City  
 Proprietor: Orange City Development Corporation, an Iowa Corporation  
 Surveyor: David L. Wilberding, P.L.S. #10315  
 Surveyor: Beck Engineering, Inc.  
 Company: 620 8th Street SE  
 Orange City, Iowa 51041  
 Return To: info@beck-engineering.net (712) 737-9225

Number: 2022-04229  
 BK: 2022 PG: 4229  
 Recorded: 7/18/2022 at 12:00:06.0 PM  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.13  
 Combined Fee: \$10.13  
 Revenue Tax:  
 Jessica Kooiker RECORDER  
 Sioux County, Iowa

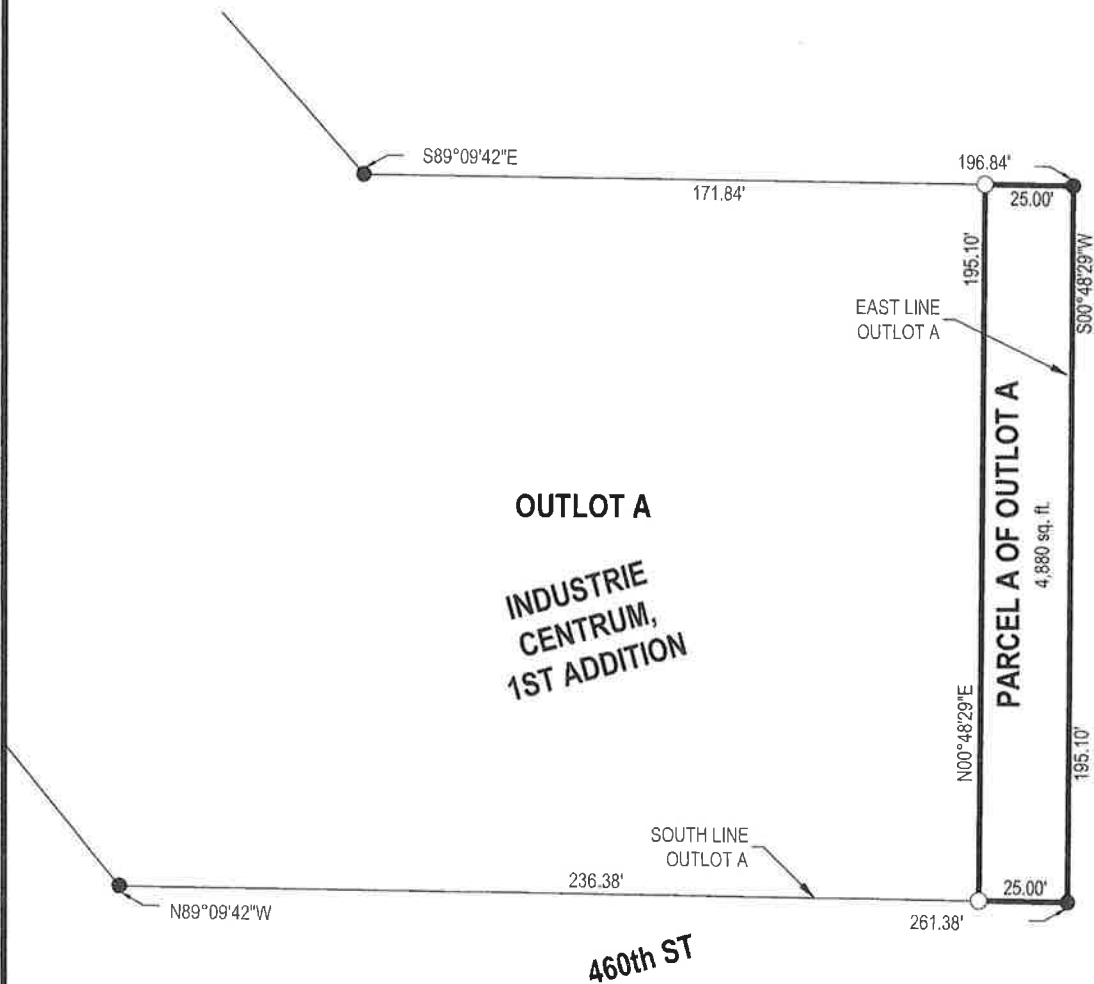
**PLAT OF SURVEY**

PLAT OF SURVEY LOCATED IN INDUSTRIE CENTRUM, 1ST ADDITION, IN THE INCORPORATED CITY OF ORANGE CITY, SIOUX COUNTY, IOWA.

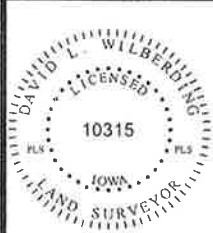
Legal Description:

The East 25.00 feet (as measured at a right angle) of, Outlot A Industrie Centrum, 1st Addition in the Incorporated City of Orange City, Sioux County, Iowa, containing 4,880 square feet and being subject to any and all easements be they of record or not.

For this Survey, the South line of said Outlot A is assumed to bear N 89°09'42" W as shown from the Iowa Regional Coordinate System, Zone 1: Spencer.



**NOTE:**  
 SEE PLAT OF INDUSTRIE CENTRUM, 1ST ADDITION  
 RECORDED AS INSTR. NO. 2005-1656  
 LOCATED IN THE OFFICE OF THE SIOUX COUNTY RECORDER



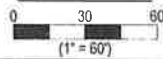
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Date: 7-14-22 *David L. Wilberding*  
 David L. Wilberding, P.L.S. #10315  
 License renewal date: 12/31/2023  
 Pages certified by this seal: 1

**LEGEND**

- FOUND ORANGE CAPPED 1/2" REBAR #15746
- SET BLUE CAPPED 1/2" REBAR #10315
- ( ) RECORDED DISTANCE

**GRAPHIC SCALE**



BECK ENGINEERING, INC.



BEI PROJECT #: S22157

SURVEY DATE: JULY, 2022 BY CJK

Civil Engineering - Land Surveying  
 Landscape Architecture