

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: February 6, 2023

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

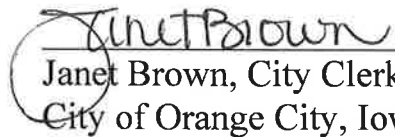
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Garbage contract
7. \$3,190,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2023A
 - Resolution approving Preliminary Official Statement
8. Resolution setting public hearing for maximum property tax dollars
9. Baker Financial Dutch front proposal
10. State Farm Dutch front proposal
11. Resolution ordering construction of West Substation transformer and set public hearing date

12. Resolution ordering construction of SW Well #4 and set public hearing date
13. Resolution ordering construction of 14th Street SE extension and set public hearing date
14. Resolution ordering construction of 18th Street SW and set public hearing date
15. Alcohol license renewal applications
16. Closed session pursuant to Iowa Code Section 21.5 (1)(c)
17. Approve Tentative Settlement Agreement
18. Administrative reports
19. Council comments
20. 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
February 6, 2023

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 January 16, 2023 and January 23, 2023 council meetings are enclosed for your review. Exhibit 1
6. Brad Wielenga from OC Sanitation will be in attendance to discuss proposed changes to the solid waste contract.
7. We are in the process of issuing some General Obligation Capital Loan Notes. 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 the community and the strength of our financial condition. It details our projects which consist of the MOC-FV School project and our Puddle Jumper Trail Park project. We will be locking in these interest rates at our March 6th meeting. We have emailed this to you because of the length of the statement. We are recommending the approval of the report.
8. Iowa law requires a public hearing and Council approval on our general government budget's growth from one year to the next. This year our growth in tax dollars is a negative 1.66% due to not using the employee benefits levy from our current budget to our proposed budget for 2023-2024. Based on our budget discussions, we will be holding our total tax levy at the same amount this year, which is \$14.46. We would ask you to set the hearing for February 20. Exhibit 2
9. City Council on June 20, 2022 approved the Dutch front financing for the Baker Financial building located at 1005 Lincoln Circle SE. The estimated cost for the Dutch front at the time was \$80,000.00 and final invoicing was needed for reimbursement of funds. Final invoice was \$138,500.00 for the Dutch front and signage that would leave the City responsible for \$69,250.00. City Council can approve no more than a 5% engineering fee reimbursement for the project that was invoiced at \$5000.00. The max reimbursement for engineering would be \$7,175.00. Exhibit 3
10. The Dutch Front committee met with Matt Weg on November 16, 2022 for a proposed Dutch front for the State Farm building located at 215 Central Ave. NE. On February 1, 2023 the Committee met again and has recommended City Council to approve the allowable max funds for the project as a new Dutch front excluding any reimbursement for signage. The estimated cost for the Dutch front is roughly \$80,000.00. Exhibit 4
11. As we discussed at budget time, we have identified several upgrade/replacement projects at the West Substation. The replacement of one of the transformers is part of the second phase. However, with a lead-time of 24-30 months, the transformer should be ordered now. We recommend Council order bids for a new transformer and schedule a public hearing for the February 20 council meeting.

12. Our engineers have completed the plans and specs and have obtained DNR permits for the new well in the Southwest Wellfield. This project will include the drilling of two test wells as part of the determination of the location for the production well. We recommend Council authorize staff to acquire bids and to schedule a public hearing for the February 20 council meeting.
13. The extension of 14th Street SE between St. Paul Place and the Puddle Jumper 7th Addition will provide a key connection for the new elementary school and Canals Development. Plans and specs are ready to go for bid. We recommend Council order bids (March 3) and schedule a public hearing for the March 6 council meeting.
14. The construction of 18th Street SW will provide access to development at the former airport property. As presented at a previous council meeting, the project will include street and utility infrastructure for six new commercial lots. Like the 14th Street SE project, we anticipate taking bids on March 3 and recommend Council schedule a public hearing for March 6.
15. We have received a renewal application for a Class B Retail Alcohol License from Dollar General and a Special Class C Retail Alcohol License from 88 Chinese Restaurant. Everything is in order.
16. We will enter into a closed session per Iowa Code Section 21.5 (1)(c) litigation.
17. Council will consider approval of the Tentative Settlement Agreement that will be presented during the closed session.
18. Administrative reports:

Scheduled Meetings:

February 20	Council Meeting, 4:30 P.M.
March 6	Council Meeting, 4:30 P.M.
March 20	Council Meeting, 4:30 P.M.
April 3	Council Meeting, 4:30 P.M.
April 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**

Council Meeting
January 16, 2023

The City Council met in semi-monthly session pursuant to adjournment at 4:00 o'clock P.M. on January 16, 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, Olivia Chapman, Rod De Boer, Daron De Jong, Tony Vande Brake

Members Absent: None

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

Guests: Doug Calsbeek, Mike Hofman, and John Slegers

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, Olivia Chapman, Rod De Boer, Tony Vande Brake; NAYS: None.

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

Approval of Minutes: The minutes of the January 3, 2023 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, Olivia Chapman, Daron De Jong; NAYS: None.

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

Monthly Bills: A Summary of Warrants report listing bills from December 23, 2022 through January 16, 2023 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, Olivia Chapman, Rod De Boer; NAYS: None.

Department Reports: This time was provided for Kirk Maasdam, representing the Water/Wastewater Department, to discuss with the Council accomplishments and priorities of their departments as the Council prepares for budget time. No official action was taken.

Engagement Agreement with Ahlers & Cooney, P.C.: A motion was made by Council member Aaron Beadner and duly seconded by Council member Rod De Boer approving the Engagement Agreement with Ahlers & Cooney, P.C. for their work as bond counsel for the General Obligation Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Olivia Chapman, Daron De Jong; NAYS: None.

Not to Exceed \$2,900,000 General Obligation Capital Loan Notes (ECP/UR): This being the time a place as advertised a public hearing was held to consider the not to exceed \$2,900,000 General Obligation Capital Loan Notes (ECP/UR) to aid in the planning, undertaking, and caring out of the urban renewal projects in the new elementary school area. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed capital loan notes. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner adopting a resolution instituting proceedings to take additional action on the not to exceed \$2,900,000 General Obligation Capital Loan Notes (ECP/UR). On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Olivia Chapman, Rod De Boer, Tony Vande Brake; NAYS: None. The resolution was assigned number 1-16-23-2054 and appears in the official resolution book. Records are kept in Appendix 21.

Not to Exceed \$700,000 General Obligation Capital Loan Notes (GCP): This being the time a place as advertised a public hearing was held to consider the not to exceed \$700,000 General Obligation Capital Loan Notes (GCP) for the Puddle Jumper Park construction. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed capital loan notes. 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 Olivia Chapman adopting a resolution instituting proceedings to take additional action on the not to exceed \$700,000 General Obligation Capital Loan Notes (GCP). On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Olivia Chapman, Rod De Boer, Daron De Jong, Tony Vande Brake; NAYS: None. The resolution was assigned number 1-16-23-2055 and appears in the official resolution book. Records are kept in Appendix 21.

Tax Abatement Applications: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the tax abatement applications to be forwarded on to the County Assessor for determination of qualification. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Olivia Chapman, Tony Vande Brake; NAYS: None.

Petition for Severance for Voluntary Annexation to the City of Alton: The final step for the transfer of property to the City of Alton, per the Annexation Agreement adopted June 6, 2022, requires severance of the 4.5 acre parcel from the Orange City limits to Alton, which will allow for the voluntary annexation of the property to Alton. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer adopting a resolution approving the severance of this 4.5 acre parcel from the City of Orange City to the City of Alton. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Olivia Chapman, Tony Vande Brake; NAYS: None. The resolution was assigned number 1-16-23-2056 and appears in the official resolution book.

Administrative Reports:

Scheduled Meetings:

January 23	Council Meeting, 4:00 P.M., Budget
February 6	Council Meeting, 4:30 P.M.
February 20	Council Meeting, 4:30 P.M.
March 6	Council Meeting, 4:30 P.M.
March 20	Council Meeting, 4:30 P.M.

Oral reports: Earl asked if there were any questions on the projects update email that he sent out last week; shared a thank you from the Unity freshman class. Matt expressed appreciation for Council and community support with snow removal, and for the efforts of the street employees.

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

Fiscal Year 2023-2024 Budget Discussions – General Funds: Management presented a draft copy of the general funds proposed budget for the 2023-2024 fiscal year. The proposal included a statement of changes in fund balances, sources and uses of working capital, statement of changes in retained earnings and line item detail of revenues and expenditures for the general funds. Also identified were tax levies for the proposed budget year and previous years. A lengthy discussion followed with no official action taken.

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, Olivia Chapman, Tony Vande Brake; NAYS: None. Adjournment time was 6:55 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

The City Council met in special session pursuant to adjournment at 4:00 o'clock P.M. on January 23, 2023. 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, Olivia Chapman, Rod De Boer, Daron De Jong, and Tony Vande Brake

Staff: Janet Brown, Kent Anderson, Matt Van Schouwen, and Ryan McEwen

Guests: Doug Calsbeek and Mike Hofman

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

Liquor License 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 Retail Alcohol License as submitted by Dutch Mart. On call of the roll the motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Olivia Chapman, Tony Vande Brake; NAYS: None

Fiscal Year 2023-2024 Budget Discussions – Utility Funds: The Mayor and Council reviewed updated budget information from the general funds and reviewed the utility funds. No official action was taken.

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

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

NOTICE OF PUBLIC HEARING - CITY OF ORANGE CITY - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/20/2023 **Meeting Time:** 04:30 PM **Meeting Location:** Council Chambers in City Hall

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.orangecityiowa.com

City Telephone Number
 (712) 707-4885

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	236,675,659	243,869,928	243,869,928	
Tax Levies:				
Regular General	1,917,073	1,917,073	1,975,346	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center	31,951	31,951	32,922	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	80,475	80,475	82,915	
Support of Local Emer. Mgmt. Commission			0	
Emergency			0	
Police & Fire Retirement			0	
FICA & IPERS	97,000	97,000	0	
Other Employee Benefits			0	
Total Tax Levy	2,126,499	2,126,499	2,091,183	-1.66
Tax Rate	8.98487	8.71981	8.57500	

Explanation of significant increases in the budget:
 no increase in tax dollars this fiscal year.

If applicable, the above notice also available online at:
www.orangecityiowa.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Impact Construction, LLC

712-439-1862
 511 Black Forest RD
 Hull, IA 51239

Invoice

Date	Invoice #
1/16/2023	1810

Bill To
Nick and Mikkell Baker

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		1/16/2023			
Quantity	Item Code	Description			Price Each	Amount
1	1	Dutch front break down			0.00	0.00
1	1	Lumber, shecting, material, labor to build dutch front and sign			31,000.00	31,000.00
1	1	Stone and Dryvit work on front and sign			68,000.00	68,000.00
1	1	Windows and walk doors on south side only			35,000.00	35,000.00
1	1	Beck engineering			5,000.00	5,000.00
1	1	Noteboom electric, exterior lighting on building and sign lighting			4,500.00	4,500.00
					Total	\$143,500.00

