

## NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: **TUESDAY**, September 5, 2023

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

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

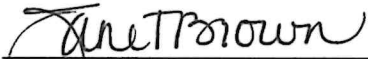
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Public hearing on the matter of adoption of plans, specifications, form of contract and estimate of costs for the construction of the Southwest Well #4 Meter Building
  - Adopt plans, specifications, form of contract and estimate of cost
  - Consideration of bids and award of contract
7. Retail Utility Incentive Program application
8. Organizational assignments – library and event center
9. 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 OCFD Aerial Ladder Truck Purchase
10. Old MOC/FV elementary school asbestos abatement bids

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11. Resolution proposing to dispose of City owned property
12. County parking lot
13. Administrative reports
14. Council comments
15. 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  
September 5, 2023

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 August 21, 2023 council meeting are enclosed for your review. Exhibit 1
6. We opened bids for the meter building portion of the SW Well project. We received two bids, with Vander Pol Excavating providing the lowest at \$631,998. The other bidder was RP Construction (N. Sioux City) with a bid of \$744,837. The engineer's estimate was \$800,000 for the work included in this contract. We recommend awarding the contract to Vander Pol Excavating following the public hearing.
7. We have received an application from Kweken Co for the Retail Utility Incentive Program. Staff has reviewed the application and recommends approval.
8. Mark Bloemendaal has agreed to serve on the Orange City Public Library Board and Prairie Winds Event Center Advisory Board for the remainder of the year to fill the vacancy created by Aaron Beadner's resignation.
9. This resolution will allow the City to be reimbursed for any expenditures paid in connection with the OCFD aerial ladder truck purchase.
10. Terracon from Sioux City had prepared bid specs for asbestos abatement. Six bids were received ranging from \$128,000 to \$470,050. The low bid is received from ABC Abatement from Omaha, NE. The second low bid was for \$259,000. The Terracon estimate was for \$199,000. Staff recommends approving a contract with ABC Abatement. Work is anticipated to take place through mid-November.
11. City Council needs to set the date for the public hearing on September 18, 2023 for the disposal of City owned real estate in the Puddle Jumper Trail Eleventh Addition (lots on north and south sides of the new 14<sup>th</sup> street).
12. Earl and Kurt will be attending the Board of Supervisors meeting earlier in the day of September 5. Earl will report to the Council the outcome of that meeting and Council may consider the purchase of the property.

13. Administrative reports:

Scheduled Meetings:

September 18	Council Meeting, 4:30 P.M.
September 21	Council candidate filing period ends
October 2	Council Meeting, 4:30 P.M.
October 16	Council Meeting, 4:30 P.M.
November 6	Council Meeting, 4:30 P.M.
November 20	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  
August 21, 2023

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on August 21, 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 Daryl Beltman, Mark Bloemendaal, Olivia Chapman, Rod De Boer, and Daron De Jong

Members Absent: None

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

Guests: Doug Calsbeek, Breckin Bomgaars, Dan Roghair, Brent Van Leeuwen, Al Jeltema, Denny Vander Wel, Tony and Kolbie Vande Brake, Leanne Bonnacroy, and Mike Hofman

Agenda: A motion was made by Council member Mark Bloemendaal 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: Mark Bloemendaal, Rod De Boer, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None.

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

Approval of Minutes: The minutes of the August 7, 2023 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Daryl Beltman approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Daryl Beltman, Mark Bloemendaal, Olivia Chapman, Rod De Boer; NAYS: None.

Financial Report: The monthly financial report for July 2023, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Daryl Beltman and duly seconded by Council member Rod De Boer approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Rod De Boer, Mark Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from July 22, 2023 through August 21, 2023 was presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Mark Bloemendaal, Daryl Beltman, Rod De Boer; NAYS: None.

Gelderland Second Addition Approval: This being the time and place as advertised a public hearing was held to consider the final plat of Gelderland Second Addition. Kurt reviewed the process and proposed plat. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed plat. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting a resolution approving the final plat of the Gelderland Second Addition. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None. The resolution was assigned number 8-21-23-2075 and appears in the official resolution book.

Fire Truck Contract: Fire Chief Denny Vander Wel presented the specs and contract for the purchase of a new aerial ladder truck at a cost of \$1,747,871. This amount includes paying for the truck chassis to take advantage of a \$19,403 discount, with the final balance being paid in the summer of 2026. GO bonds will be issued for \$1,700,000, with the intent of reimbursing the general fund for the cost of the chassis. A motion was made by Council member Daron De Jong and duly seconded by Council member Mark Bloemendaal approving the contract with Heiman Fire Equipment for the new aerial ladder truck. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Mark Bloemendaal, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None.

State Farm Dutch Front Reimbursement: City Council approved the Dutch front proposal on February 6, 2023 for the State Farm building located at 215 Central Ave NE, which was

estimated at \$80,000. Final invoicing shows the Dutch front cost of \$85,555.98, not including the cost for the backlit sign, with the City responsible for \$42,777.99. A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the Dutch front reimbursement to State Farm for \$42,777.99. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Daryl Beltman, Mark Bloemendaal, Olivia Chapman; NAYS: None.

Employee Picnic: A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman to hold an employee picnic and give a gift of appreciation. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Daryl Beltman, Mark Bloemendaal, Rod De Boer; NAYS: None.

Knight Center 28E Board of Control Operating Guidelines: Earl shared the operating guidelines which were approved by the Knight Center Board of Control in an 8-0 vote. A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong approving the Knight Center 28E Board of Control Operating Guidelines. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Mark Bloemendaal, Olivia Chapman, Rod De Boer; NAYS: None.

Resolution Ordering Construction of the Southwest Well #4 Meter Building and Setting Public Hearing: A motion was made by Council member Rod De Boer and duly seconded by Council member Daryl Beltman adopting a resolution ordering the construction of the Southwest Well #4 Meter Building and setting 4:30 o'clock P.M. on September 5, 2023 as the time for the public hearing. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daryl Beltman, Mark Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None. The resolution was assigned number 8-21-23-2076 and appears in the official resolution book.

Dutch Front Proposal: Upon recommendation of the Dutch Front Committee, a motion was made by Council member Mark Bloemendaal and duly seconded by Council member Daron De Jong approving the funding of 50% of costs up to \$2,500 for the proposed Dutch mural for the North side of the Next Door Boutique building located at 105 Central Ave SE. The estimated cost is \$5,000. On call of the roll motion carried. The vote was as follows: AYES: Mark Bloemendaal, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None.

Administrative Reports:

Scheduled Meetings:

August 22	Employee picnic, Windmill Park, 6:00
August 28	Council candidate filing period begins
September 5	<b>TUESDAY</b> , Council Meeting, 4:30 P.M.
September 18	Council Meeting, 4:30 P.M.
September 21	Council candidate filing period ends
October 2	Council Meeting, 4:30 P.M.
October 16	Council Meeting, 4:30 P.M.

Oral reports: Earl reported on the airport board meeting and expansion plans; gave updates on the Puddle Jumper Trail Park, roundabout, 14<sup>th</sup> Street, canals project, 18<sup>th</sup> Street, pool schedule; and shared that a purchase agreement has been signed with Kwik Star for 2024 construction.

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

Adjournment: No further business appearing it was therefore moved by Council member Mark Bloemendaal and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Mark Bloemendaal, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None. Adjournment time was 5:10 o'clock P.M.

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Deb De Haan, Mayor

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