

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	August 17, 2026
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. Industrie Centrum West Second Addition
 - Approval of Restrictive Covenants
 - Resolution proposing to dispose of City owned property
9. Ordinance No. 872, an ordinance regulating golf carts
10. Fireworks display request
11. Employee picnic

12. Parks Supervisor position
13. Resolution accepting the St. Paul Ave. Sidewalk Extension Project
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 17, 2026

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 August 3, 2026 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 July 21, 2026 through August 17, 2026 is enclosed for your review. Exhibit 3
8. Council will consider Restrictive Covenants for the Industrie Centrum West Second Addition and set a public hearing for September 8 to consider the disposal of City owned real estate. The covenants note certain restrictions and intentions for the development as well as establishes lot pricing for the lots we plan to sell in the near future. Also included in the exhibit is a Disclosure document acknowledging the Mixed-Use development and potential activities happening in the area. Exhibit 4
9. Management has prepared a golf cart ordinance for City Council consideration, reflecting the rules and safety requirements discussed at the previous meeting to regulate usage on public streets. We recommend council approve the first reading of the ordinance. Exhibit 5
10. The MOC-FV Pride of the Dutchmen Band Parents Association is again requesting a fireworks display permit for after the Pride of the Dutchmen Field Championship on October 10. Fireworks will be launched from the gravel area south of the street department buildings. Van Engelenhoven Agency has approved the insurance certificates.
11. 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 the efforts of employees, the City of Orange City would like to hold an employee picnic and give a gift of appreciation.
12. We will present a recommendation for the Parks Supervisor position at the meeting.
13. The St. Paul Ave Sidewalk Project was substantially completed late last year, with the final punchlist items recently complete. The final project cost is \$318,261, approximately 4% under the original bid. We recommend council accept the project improvements, authorize final payment, and direct staff to complete the final documents to close out the project.

14. Administrative reports:

Scheduled Meetings/Important Dates:

September 8	TUESDAY , Council Meeting, 4:30 P.M.
September 21	Council Meeting, 4:30 P.M.
October 5	Council Meeting, 4:30 P.M.
October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	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.

Matt Van Schouwen

City Office	712-707-4885
Cell phone	712-737-7701
Email	mattvs@orangecityiowa.com

Council Meeting
August 3, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on August 3, 2026. 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 Andrew Bloemendaal, Daron De Jong, Olivia Chapman, Mark Scallon, and Bret Walinga

Members Absent: None

Staff: Janet Brown, Matt Van Schouwen, Ryan Mc Ewen, and Trey Neimyer

Guests: Sarah Weber, Jennie Droog, Ruth Roghair, and Dan Roghair

Agenda: A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal, 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 July 20, 2026 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Mark Scallon approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Mark Scallon, Andrew Bloemendaal, Bret Walinga; NAYS: None.

Amend Code of Ordinances, Chapter 165 Zoning Regulations, Section 165.10 Boundaries and Official Zoning Maps: This being the time and place as advertised a public hearing was held to consider updating the Official Zoning Map. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed ordinance to update the map. No written objections were filed. The Mayor then closed the time for the public hearing.

Council member Olivia Chapman entered the meeting after the public hearing at 4:34 P.M.

A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the first reading of proposed Ordinance No. 871, an ordinance adopting a new Official Zoning Map. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Daron De Jong, Olivia Chapman, Mark Scallon; NAYS: None.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong to waive the second and third readings of proposed Ordinance No. 871. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Olivia Chapman, Andrew Bloemendaal, Mark Scallon; NAYS: None.

A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Mark Scallon to adopt Ordinance No. 871, an ordinance adopting a new Official Zoning Map. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Mark Scallon, Olivia Chapman, Daron De Jong, Bret Walinga; NAYS: None.

Puddle Jumper Trail Twelfth Addition: A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman approving the Dedication and Plat Provisions for the Puddle Jumper Trail Twelfth Addition. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None.

This being the time and place as advertised a public hearing was held to consider the disposal of Lots 1 – 28, Puddle Jumper Trail Twelfth Addition. The Mayor called for comments from the audience and no one was heard speaking for or against the proposed disposal. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Olivia Chapman and duly seconded by Council

member Andrew Bloemendaal adopting a resolution authorizing the disposal of Lots 1 – 28, Puddle Jumper Trail Twelfth Addition. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon, Bret Walinga; NAYS: None. The resolution was assigned number 8-3-26-2200 and appears in the official resolution book.

Resolution to Approve Missouri Basin Municipal Power Agency Power Sale Agreement (S-1): A motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal adopting a resolution approving the Missouri Basin Municipal Power Agency Power Sale Agreement (S-1), which extends the agreement until January 1, 2067. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None. The resolution was assigned number 8-3-26-2201 and appears in the official resolution book.

Retail Alcohol License Renewal Applications: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the renewal application for a Class C Retail Alcohol License from Los Tulipanes and for a Class E Retail Alcohol License from Hy-Vee Dollar Fresh. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

August 17	Council Meeting, 4:30 P.M.
September 8	TUESDAY, Council Meeting, 4:30 P.M.
September 21	Council Meeting, 4:30 P.M.
October 5	Council Meeting, 4:30 P.M.
October 19	Council Meeting, 4:30 P.M.

Oral reports: Matt provided strategic plan priorities updates; Ryan shared that the Iowa Downtown Resource Center will be at Gezellig tomorrow; gave an update on North Weiland and Vision Builders multi-units. Jason gave updates on projects. Dan reported on the new aerial truck.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Andrew thanked employees and enjoyed the Customer Appreciation Picnic. Bret thanked Jackson Miller for his service.

Adjournment: No further business appearing it was therefore moved by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Daron De Jong, Olivia Chapman, Mark Scallon; NAYS: None. Adjournment time was 5:09 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa

Month Ended JULY 31, 2026

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 3,888,779.63	\$370,458.83	\$1,522,917.77	\$ 2,736,320.69	\$1,566,303.14	\$4,302,623.83
Library	317,530.60	\$50,127.00	\$53,396.12	314,261.48	\$759.92	\$315,021.40
USDA- IRP Loan	118,699.30	\$1,951.13		120,650.43		120,650.43
Cemetery Fund	53,974.02	3,500.00	3,916.44	53,557.58		53,557.58
Cemetery Fund- Perpetual Care	150,328.07	750.00		151,078.07		151,078.07
USDA- Revolving Loan Fund	623,280.87	2,302.32		625,583.19		625,583.19
Road Use Tax	1,066,572.40	74,015.43		1,140,587.83		1,140,587.83
Hotel/Motel Sales Tax	326,140.02	19,661.68	2,500.00	343,301.70		343,301.70
Tax Increment Financing						
Hawkeye TIF-125	14,614.14			14,614.14		14,614.14
Event Center TIF-126	64,408.14			64,408.14		64,408.14
Debt Service	452,927.04	14,142.79		467,069.83		467,069.83
Capital Projects:						
Hawkeye Capital Project-301	212,473.13			212,473.13		212,473.13
Event Center Capital Project-302	161,044.43			161,044.43		161,044.43
7th Street DOT Project- 303	(663,279.02)		68,258.89	(731,537.91)		(731,537.91)
Housing Capital Project-304	172,341.66	109,348.00	1,330,135.56	(1,048,445.90)		(1,048,445.90)
Industrial Park Capital Project-305	52,849.38			52,849.38		52,849.38
School Project- MOC-FV-308	83,276.82			83,276.82		83,276.82
Payroll Clearing	117,833.49		7,218.62	110,614.87	8,029.50	118,644.37
Electric	1,954,421.40	915,613.51	1,077,866.06	1,792,168.85	3,208.71	1,795,377.56
Water	1,861,734.44	250,527.30	150,216.95	1,962,044.79	5,189.72	1,967,234.51
Sewer	2,077,196.64	137,621.15	60,912.31	2,153,905.48	32.68	2,153,938.16
Gas	2,542,312.72	98,795.35	146,975.19	2,494,132.88	390.35	2,494,523.23
Total	\$ 15,649,459.32	\$2,048,814.49	\$4,424,313.91	\$13,273,959.90	\$1,583,914.02	\$14,857,873.92

INVESTMENTS		
FUND	This Report	Last Report
General	\$55,450	55,450
Library		
Debt Service		
Road Use Tax		
Event Center		
Electric:		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Water:		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Sewer:		
Bond & Interest Sinking Fund	24,429	24,429
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Gas:		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		

Total	\$79,879	\$79,879	
FUNDS INVESTED IN:	Amount	%	Max. %
Certificates of Deposit	0	0.0	100
IA Public Agency Investment Trust	77,010	100.0	50
Total Funds Invested	\$77,010	100.0	
MATURITIES:	Amount	%	Min. %
Under 40 days	77,010	100.0	10.0
Under 90 days	77,010	100.0	20.0
Under 270 days	77,010	100.0	50.0
Under 1 year	77,010	100.0	90.0
*Under 18 months	77,010	100.0	100.0

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


 City Treasurer



City of Orange City

Expense Approval Report

By Vendor Name

Payment Dates 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: VEN01235 - 3D Security Inc. 3D Security Inc.	Annual Inspection of Fire Alarm System- Event Cent	400.00
	Vendor VEN01235 - 3D Security Inc. Total:	400.00
Vendor: 00017 - AHLERS COONEY DORWEILER AHLERS COONEY DORWEILE	Legal Services	1,314.50
	Vendor 00017 - AHLERS COONEY DORWEILER Total:	1,314.50
Vendor: 00019 - Alex Air Apparatus 2 LLC. Alex Air Apparatus 2 LLC. Alex Air Apparatus 2 LLC.	Hook Mount for OCFD Rebuild Valve Kit for OCFD	195.63 1,070.69
	Vendor 00019 - Alex Air Apparatus 2 LLC. Total:	1,266.32
Vendor: 00049 - ARNOLD MOTOR SUPPLY ARNOLD MOTOR SUPPLY ARNOLD MOTOR SUPPLY ARNOLD MOTOR SUPPLY ARNOLD MOTOR SUPPLY ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie Vehicle Maintenance Supplie Vehicle Maintenance Supplie Vehicle Maintenance Supplie Vehicle Maintenance Supplie	762.91 39.98 172.45 439.57 18.53
	Vendor 00049 - ARNOLD MOTOR SUPPLY Total:	1,433.44
Vendor: 00062 - BARCO MUNICIPAL PRODUCTS BARCO MUNICIPAL PRODUCTS	Street Signs	580.74
	Vendor 00062 - BARCO MUNICIPAL PRODUCTS Total:	580.74
Vendor: 00066 - Baycom Inc. Baycom Inc. Baycom Inc. Baycom Inc.	Body Cam for OCPD Computer for Police Vehicle-FZ56 Upgrade Software for Police Video Sys	1,520.00 3,078.00 4,636.00
	Vendor 00066 - Baycom Inc. Total:	9,234.00
Vendor: 00069 - Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc.	Engineering Services Engineering Services Engineering Services Engineering Services Engineering Services	3,917.50 5,155.00 35,725.00 12,476.25 7,436.25

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Beck Engineering Inc.	Engineering Services	8,742.50
Vendor: 00069 - Beck Engineering Inc.		73,452.50
Vendor: 00111 - Boyer Service Boyer Service	Stumps Hauled by Street Depart.	5,760.00
Vendor: 00111 - Boyer Service		5,760.00
Vendor: 00155 - Catalyst Solutions Inc.	IT Support for August	3,428.53
Vendor: 00155 - Catalyst Solutions Inc.		3,428.53
Vendor: 00161 - CENTER SPORTS CENTER SPORTS	Summer Recreation Equipment	3,342.50
Vendor: 00161 - CENTER SPORTS		3,342.50
Vendor: 00165 - CERTIFIED TESTING SERVICES INC CERTIFIED TESTING SERVICES INC	Concrete Testing	9,100.50
Vendor: 00165 - CERTIFIED TESTING SERVICES INC	Concrete Testing	437.50
Vendor: 00165 - CERTIFIED TESTING SERVICES INC		9,538.00
Vendor: 00167 - CHAMBER OF COMMERCE CHAMBER OF COMMERCE CHAMBER OF COMMERCE	Bonus Bucks Bonus Bucks	1,280.00
Vendor: 00167 - CHAMBER OF COMMERCE		840.00
Vendor: 00167 - CHAMBER OF COMMERCE		2,120.00
Vendor: 00169 - CHESTERMAN CO. CHESTERMAN CO.	Pop for Event Center	276.50
Vendor: 00169 - CHESTERMAN CO.		276.50
Vendor: VEN01376 - Crittenton Center Crittenton Center	Golf Sponsorship	1,000.00
Vendor: VEN01376 - Crittenton Center		1,000.00
Vendor: 00209 - CULLIGAN WATER CONDITIONING CULLIGAN WATER CONDITIONING	Utilities- City Hall	32.50
Vendor: 00209 - CULLIGAN WATER CONDITIONING		32.50
Vendor: 00214 - D & L PLUMBING & HEATING D & L PLUMBING & HEATING	Service Call to Pool - Water Heater	95.00
Vendor: 00214 - D & L PLUMBING & HEATING	Valve for Wastewater Depart	447.89
Vendor: 00214 - D & L PLUMBING & HEATING		542.89
Vendor: VEN01237 - Darrick Heikes Darrick Heikes	Help at Event Center	400.00
Vendor: VEN01237 - Darrick Heikes		400.00

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: 00232 - DEJONG OIL AND REPAIR INC		
DEJONG OIL AND REPAIR INC	Service Fire Trucks	2,215.36
		2,215.36
Vendor: 00247 - DeLeeuw Graphics & Signs		
DeLeeuw Graphics & Signs	Banner and Vehicle Decals	1,622.00
DeLeeuw Graphics & Signs	Truck Numbers- Vehicle ID	277.20
		1,899.20
Vendor: VEN01650 - DeLoss Construction Inc.		
DeLoss Construction Inc.	7th Street Project- Pay Est #	806,895.39
		806,895.39
Vendor: 00254 - DGR Engineering		
DGR Engineering	Engineering Services	1,451.50
DGR Engineering	Engineering Services	1,270.00
DGR Engineering	Engineering Services	485.00
DGR Engineering	Engineering Services	103.00
		3,309.50
Vendor: 00283 - DUTCH MILL PHARMACY		
DUTCH MILL PHARMACY	Supplies- Recreation Acct	21.38
		21.38
Vendor: 00263 - DUTCHMART FOODS		
DUTCHMART FOODS	Supplies- Appreciation Event	2,481.64
		2,481.64
Vendor: 00310 - Emergency Apparatus Maintenananc		
Emergency Apparatus	Service Fire Trucks- Unit 65	2,124.76
Maintenanc	& 61	
Emergency Apparatus	Service Fire Trucks- Unit 65	966.04
Maintenanc	& 61	
		3,090.80
Vendor: 00315 - ENERGY ECONOMICS INC		
ENERGY ECONOMICS INC	Gas Meter Testing	2,641.56
ENERGY ECONOMICS INC	Gas Meter Testing	1,618.20
		4,259.76
Vendor: 00331 - FAREWAY STORES INC		
FAREWAY STORES INC	Supplies- Event Center	391.70
	Account	
FAREWAY STORES INC	Customer Appreciation	536.79
	Event & Rec Picnic	
FAREWAY STORES INC	Customer Appreciation	8,791.67
	Event & Rec Picnic	
		9,720.16

Vendor Name	Description (Item)	Amount
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Vendor: 00358 - Foundation Analytical Laboratory Inc.	Water Testing	497.50
Vendor 00358 - Foundation Analytical Laboratory Inc. Total:		497.50

Vendor: VEN01548 - Fred's Plumbing & Heating	Service Call to SW Well # 4	125.00
Fred's Plumbing & Heating		125.00
Vendor VEN01548 - Fred's Plumbing & Heating Total:		125.00

Vendor: 00380 - GCC Alliance Concrete	Patchwork at Arizona NW	1,490.00
GCC Alliance Concrete	Patchwork- Sidewalk - Street	185.00
GCC Alliance Concrete		1,675.00
Vendor 00380 - GCC Alliance Concrete Total:		1,675.00

Vendor: 00428 - HAWKINS INC.	Chemicals	10.00
HAWKINS INC.	Chemicals	2,129.33
HAWKINS INC.	Chemicals	3,020.77
HAWKINS INC.		5,160.10
Vendor 00428 - HAWKINS INC. Total:		5,160.10

Vendor: 00438 - Heiman Fire Equipment	Inspection for Fire Ext.	514.00
Heiman Fire Equipment	Inspection for Fire Ext.	2,651.00
Heiman Fire Equipment	Inspection for Fire Ext.	910.00
Heiman Fire Equipment	Inspection for Fire Ext.	31.00
Heiman Fire Equipment	Inspection for Fire Ext.	176.00
Heiman Fire Equipment	Inspection for Fire Ext.	1,048.00
Heiman Fire Equipment	Inspection for Fire Ext.	168.00
Heiman Fire Equipment	Inspection for Fire Ext.	3,376.00
Heiman Fire Equipment	Inspection for Fire Ext.	2,686.00
Heiman Fire Equipment		11,560.00
Vendor 00438 - Heiman Fire Equipment Total:		11,560.00

Vendor: 00446 - HIEMSTRA LAWN CARE	Mowing - Library Account	277.00
HIEMSTRA LAWN CARE		277.00
Vendor 00446 - HIEMSTRA LAWN CARE Total:		277.00

Vendor: 00469 - Hubers Plbg & Heating	Two Inch Check Valve- Water	65.24
Hubers Plbg & Heating		65.24
Vendor 00469 - Hubers Plbg & Heating Total:		65.24

Vendor: 00494 - IA DEPT. OF NATURAL RESOURCES	Annual NPDES Permit Fee	1,275.00
IA DEPT. OF NATURAL RESOURCES		1,275.00
Vendor 00494 - IA DEPT. OF NATURAL RESOURCES Total:		1,275.00

Vendor: 00524 - IOWA INFORMATION INC.	Advertising	625.20
IOWA INFORMATION INC.		625.20
Vendor 00524 - IOWA INFORMATION INC. Total:		625.20

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: 00525 - IOWA LAW ENFORCEMENT ACADEMY IOWA LAW ENFORCEMENT ACADEMY	MMPI Evaluation- OCPD	175.00
Vendor: 00527 - IOWA ONE CALL IOWA ONE CALL	Locates Locates	341.25 113.75 455.00
Vendor: 00541 - JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms Police Uniforms Police Uniforms Police Uniforms	81.99 78.44 188.94 171.85 521.22
Vendor: 00547 - JANITORS CLOSET JANITORS CLOSET	Cleaning Supplies	65.58 65.58
Vendor: 00422 - Kelderman Klean Inc. Kelderman Klean Inc. Kelderman Klean Inc.	Cleaning of the Event Center Cleaning at Event Center	1,756.15 743.88 2,500.03
Vendor: 00602 - KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG	Legal Services Engineering Services	663.75 663.75 1,327.50
Vendor: 00615 - Kopetsky's Ace Hardware Kopetsky's Ace Hardware Kopetsky's Ace Hardware Kopetsky's Ace Hardware Kopetsky's Ace Hardware Kopetsky's Ace Hardware Kopetsky's Ace Hardware	Supplies- Acct 6001 Supplies- Acct 6000 Supplies- Acct 6000 Supplies- Acct 6000 Supplies- Acct 6000 Supplies- Acct 6000 Supplies- Acct 6000	383.61 165.00 164.49 329.51 329.51 329.51 1,701.63
Vendor: 00632 - KSOU- AM/FM KSOU- AM/FM	Advertising	1,302.00 1,302.00

Expense Approval Report	Vendor Name	Description (Item)	Amount
Vendor: 00662 - Long Lines	Long Lines	Telephone	19.02
	Long Lines	Telephone	9.00
	Long Lines	Telephone	831.57
	Long Lines	Telephone	831.57
	Long Lines	Telephone	831.57
	Long Lines	Telephone	92.90
	Long Lines	Telephone	122.90
	Long Lines	Telephone	831.57
	Long Lines	Telephone	831.59
	Long Lines	Telephone831.59	831.59
Vendor 00662 - Long Lines Total:			4,401.69
Vendor: 00668 - L-Tron Corporation	L-Tron Corporation	Scanner for Police Vehicle	414.00
	L-Tron Corporation	Scanner for Police Vehicle	414.00
Vendor 00668 - L-Tron Corporation Total:			414.00
Vendor: 00689 - MARVS OUTDOOR POWER EQUIPMENT	MARVS OUTDOOR POWER EQUIPMENT	Supplies- Parks	54.99
	MARVS OUTDOOR POWER EQUIPMENT	Supplies- Parks	54.99
Vendor 00689 - MARVS OUTDOOR POWER EQUIPMENT Total:			54.99
Vendor: 00691 - Matheson Tri Gas Inc.	Matheson Tri Gas Inc.	Welding Supplies	74.34
	Matheson Tri Gas Inc.	Welding Supplies	74.34
Vendor 00691 - Matheson Tri Gas Inc. Total:			74.34
Vendor: 00707 - MIDAMERICAN ENERGY	MIDAMERICAN ENERGY	Utilities	149.13
	MIDAMERICAN ENERGY	Utilities	12.33
	MIDAMERICAN ENERGY	Utilities	529.60
	MIDAMERICAN ENERGY	Utilities	25.31
	MIDAMERICAN ENERGY	Utilities	219.46
	MIDAMERICAN ENERGY	Utilities	219.46
Vendor 00707 - MIDAMERICAN ENERGY Total:			935.83
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES	MISSOURI RIVER ENERGY SERVICES	Training Expense- Virtual Field Tool	250.00
	MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	608.80
	MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	608.80
Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:			858.80
Vendor: 00731 - MOC-FV School District	MOC-FV School District	Sponsorship- Tulip King/Queen	1,500.00
	MOC-FV School District	Final Payment for MOC School Project- Dirt Work Athletic Complex	630,146.86
	MOC-FV School District	Sponsorship- Final	50,000.00
	MOC-FV School District	Sponsorship- Final	50,000.00
	MOC-FV School District	Sponsorship- Final	50,000.00
Vendor 00731 - MOC-FV School District Total:			681,646.86

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: 00742 - Mouw Motor Inc. Mouw Motor Inc.	Parts for Ford Explorer- OCP	175.09
	Vendor 00742 - Mouw Motor Inc. Total:	175.09
Vendor: 00767 - NEAL CHASE LUMBER NEAL CHASE LUMBER	Supplies- Windmill Park	1,956.57
	Vendor 00767 - NEAL CHASE LUMBER Total:	1,956.57
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP NORTH WEST RURAL ELECTRIC COOP	Utilities	94.30
	Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP Total:	94.30
Vendor: 00797 - NOTEBOOM ELECTRIC NOTEBOOM ELECTRIC	Services - Mulder, Pool, WW Plant	66.76
NOTEBOOM ELECTRIC	Services - Mulder, Pool, WW Plant	1,730.15
NOTEBOOM ELECTRIC	Services - Mulder, Pool, WW Plant	1,152.00
	Vendor 00797 - NOTEBOOM ELECTRIC Total:	2,948.91
Vendor: 00798 - NOTEBOOM OIL COMPANY NOTEBOOM OIL COMPANY	Tires - Police Account	679.68
NOTEBOOM OIL COMPANY	Tires- Utility Account	987.08
	Vendor 00798 - NOTEBOOM OIL COMPANY Total:	1,666.76
Vendor: 00824 - ONE OFFICE SOLUTION ONE OFFICE SOLUTION	Office Supplies	293.92
	Vendor 00824 - ONE OFFICE SOLUTION Total:	293.92
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM ORANGE CITY HEALTH SYSTEM	Medical Check - OCPD Delon	222.00
ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
ORANGE CITY HEALTH SYSTEM	Drug Testing	198.50
	Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:	2,687.17
Vendor: 00843 - ORANGE CITY SANITATION ORANGE CITY SANITATION	Refuse Hauling Charges	39,185.20
ORANGE CITY SANITATION	OCCS ball field Acct 403481, OC Picnic Acct 420757	53.33
ORANGE CITY SANITATION	OCCS ball field Acct 403481, OC Picnic Acct 420757	61.00
ORANGE CITY SANITATION	Utilities- Event Center	204.55
	Vendor 00843 - ORANGE CITY SANITATION Total:	39,504.08

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: VEN01539 - Snieder Rentals LLC Snieder Rentals LLC	August Rent- Breakers	220.00
	Vendor VEN01539 - Snieder Rentals LLC Total:	220.00
Vendor: 01052 - Solsma Excavating & Tiling Solsma Excavating & Tiling	Install Pipe along Lincoln Place- Heimstra	5,000.00
Solsma Excavating & Tiling	Madison Place Project- Pay Est # 2	218,515.78
	Vendor 01052 - Solsma Excavating & Tiling Total:	223,515.78
Vendor: VEN01565 - Spectrum Painting Inc. Spectrum Painting Inc.	Paint Supplies- Parks	358.88
	Vendor VEN01565 - Spectrum Painting Inc. Total:	358.88
Vendor: 01060 - Spireworks Spireworks	Website, Social Media, Newsletter	1,050.00
Spireworks	Website, Social Media, Newslette	1,950.00
	Vendor 01060 - Spireworks Total:	3,000.00
Vendor: VEN01540 - Stivers Midwest Pro Upfitters Stivers Midwest Pro Upfitters	Equipment for Police Explore	13,609.15
	Vendor VEN01540 - Stivers Midwest Pro Upfitters Total:	13,609.15
Vendor: 01077 - Stop Stick Ltd. Stop Stick Ltd.	9' set of stop sticks for OCPD	576.00
	Vendor 01077 - Stop Stick Ltd. Total:	576.00
Vendor: 01081 - Stuart C Irby Co. Stuart C Irby Co.	Service Call - Electric Substation	5,000.00
	Vendor 01081 - Stuart C Irby Co. Total:	5,000.00
Vendor: 01090 - Super Hi-Tech Super Hi-Tech	Two Wireless Mouse for PC	69.98
	Vendor 01090 - Super Hi-Tech Total:	69.98
Vendor: 01116 - Thompson Automation & Specialty Services Thompson Automation & Specialty Services	Service Call to SW well # 4 and WW Plan	415.00
Thompson Automation & Specialty Services	Service Call to SW well # 4 and WW Plant	155.00
	Vendor 01116 - Thompson Automation & Specialty Services Total:	570.00
Vendor: 01124 - Titan Machinery Titan Machinery	Parts for Case Payloader- Street	352.25
	Vendor 01124 - Titan Machinery Total:	352.25

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 01125 - TK Elevator Inc.	Service Elevator at Event Center	242.11
	Vendor 01125 - TK Elevator Inc. Total:	242.11
Vendor: VEN01320 - T-Mobile	Hotspots for OCPD and GIS	216.60
T-Mobile	Hotspots for OCPD and GIS	44.14
	Vendor VEN01320 - T-Mobile Total:	260.74
Vendor: 01130 - Town & Country Implement Inc.	Supplies- Street Unit 92	18.30
Town & Country Implement Inc.		
	Vendor 01130 - Town & Country Implement Inc. Total:	18.30
Vendor: 01146 - TWO-WAY RADIO	Pager Battery- OCFD	185.90
TWO-WAY RADIO	Aerial Ladder Radio- OCFD	1,677.86
TWO-WAY RADIO		1,863.76
	Vendor 01146 - TWO-WAY RADIO Total:	
Vendor: 01153 - ULine	Cleaning Supplies	328.50
ULine		328.50
	Vendor 01153 - ULine Total:	
Vendor: 01159 - USA BLUEBOOK	Water Plant Supplies	766.04
USA BLUEBOOK		766.04
	Vendor 01159 - USA BLUEBOOK Total:	
Vendor: 01169 - VAN ENGELENHOVEN AGENCY	Insurance- IH Truck w/ plow- 2015	2,516.00
VAN ENGELENHOVEN AGENCY	Insurance- Add Explorer & Chevy Pickup	2,986.00
VAN ENGELENHOVEN AGENCY	Insurance- Add Explorer & Chevy Pickup	1,239.00
	Vendor 01169 - VAN ENGELENHOVEN AGENCY Total:	6,741.00
Vendor: 01171 - Van Holland Lawn Service	Service Call - Sprinkler Repair	300.03
Van Holland Lawn Service		300.03
	Vendor 01171 - Van Holland Lawn Service Total:	
Vendor: 01185 - VANDER POL EXCAVATING	St. Paul Ave- Sidewalk Ext Project- Pay Est # 5	22,667.57
VANDER POL EXCAVATING		
	Vendor 01185 - VANDER POL EXCAVATING Total:	22,667.57
Vendor: 01225 - Van's Implement LTD	Mower Repairs	661.24
Van's Implement LTD		661.24
	Vendor 01225 - Van's Implement LTD Total:	

Expense Approval Report

Payment Dates: 8/11/2026 - 8/11/2026

Vendor Name	Description (Item)	Amount
Vendor: 00044 - VESTIS Inc	Supplies for Event Center	732.78
VESTIS Inc	Supplies for Event Center	629.73
VESTIS Inc		Vendor 00044 - VESTIS Inc Total: 1,362.51
Vendor: 01252 - VISSER BROTHERS PLUMBING & HTG	Filters for WW Plant	127.05
VISSER BROTHERS PLUMBING & HTG		Vendor 01252 - VISSER BROTHERS PLUMBING & HTG Total: 127.05
Vendor: VEN01690 - W.L. Construction Supply Inc.	Supplies for Water Department- Saw Blade	424.00
W.L. Construction Supply Inc.		Vendor VEN01690 - W.L. Construction Supply Inc. Total: 424.00
Vendor: 01282 - WESCO DISTRIBUTION INC	Utility Poles- 30ft Gray	49,500.00
WESCO DISTRIBUTION INC	Utility Poles- 30ft Gray	3,465.00
WESCO DISTRIBUTION INC		Vendor 01282 - WESCO DISTRIBUTION INC Total: 52,965.00
Vendor: VEN01621 - WesTech Inc.	Two 1/2HP Motors for Water Plant	4,866.11
WesTech Inc.		Vendor VEN01621 - WesTech Inc. Total: 4,866.11
Vendor: VEN01131 - Wielenga Properties LLC	Boring of Electric Service at Arizona NW	1,455.20
Wielenga Properties LLC		Vendor VEN01131 - Wielenga Properties LLC Total: 1,455.20
Vendor: 01306 - Winn, Samantha	Bar Deposit from the Event Center	150.00
Winn, Samantha		Vendor 01306 - Winn, Samantha Total: 150.00
	Grand Total:	2,105,404.79

INDUSTRIE CENTRUM WEST SECOND ADDITION
RESTRICTIVE COVENANTS

WHEREAS, the City of Orange City is the owner of certain real estate known as Industrie Centrum West Second Addition in Orange City, Sioux County, State of Iowa, and

WHEREAS, said owner hereby adopts certain restrictive covenants governing the use of said property to preserve the general nature of the property, to prevent nuisances, and to maintain a desirable atmosphere for present and future owners of the property, and

WHEREAS, the legal description of the property which is subject to the restrictive covenants hereinafter set forth shall include the following:

Lots 6 - 29, Industrie Centrum West Second Addition, Orange City, Iowa.

NOW THEREFORE, in consideration of the best interests of the current owners and future developers of said property and in further consideration of the prospective sale of said property and the best interests of all future purchasers, it is hereby agreed that the following restrictive covenants shall attach to the real estate described hereinabove and said covenants are hereby imposed upon any subsequent owners and occupants of the property as fully and effectively as if they are contained and set forth in each separate deed of conveyance or other document conveying any interest in said property and, once recorded in the office of the Sioux County Recorder, said covenants shall run with the land until or unless they are specifically released or amended as provided herein:

I. Application and Enforcement

These restrictive covenants shall operate as covenants running with the land for the benefit of any and all holders of an interest in the property within the legal description set forth hereinabove, and said parties are specifically given the right to enforce these restrictive covenants through any proceedings, at law or in equity, against any person or entity violating such restrictions, and to recover any damages arising from any violation of these restrictions.

2. Duration and Amendment

These restrictive covenants, conditions and restrictions on the property described hereinabove are to run with the land and shall be binding on all parties and persons claiming under them, including but not limited to grantees, heirs, successors, and assigns, for a period of twenty (20) years from the date this instrument is recorded, after which time such covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed and approved by a simple majority of the owners of any lots, tracts or parcels within such property, is approved and placed of record to modify or change such covenants, conditions and restrictions in whole or in part. These restrictive covenants, conditions and restrictions on the property described hereinabove may be amended at any time by filing an instrument specifying said amendment, modifications or changes, which instrument shall be signed and approved by a simple majority of the owners of any lots, tracts or parcels within such property. An Affidavit certifying that a resolution has been passed and approved by simple majority of the owners of any lots, tracts or parcels within such property shall be sufficient to satisfy the signature requirements of this provision. For purposes of this section, each property owner shall be entitled to one vote for each lot owned by said individual or entity. For the purposes of this section, the City of Orange City, Iowa, or its successors or assigns shall retain and reserve and be entitled to one vote in addition to any vote or votes for each lot which is owned by said entity for purposes of amendments, changes or modification of these restrictive covenants.

3. Lot Price

Lots 10, 11, 12, 13: \$3.00 per square foot
Lot 28: \$40,000 per acre
Lot 29: \$1.00

4. Retention and Repurchase

Once a site has been purchased from the City of Orange City, its successors or assigns, such site shall be considered as a single unit, and it shall not be subdivided or a portion of the land sold, leased or rented until written approval thereto is given by the City of Orange City.

The City of Orange City retains the ownership of any excess soils that are not needed during the construction of the initial primary structure on any lot in the sub-division. When the purchaser determines that the excess soils are no longer needed during the

construction process, the City shall remove said excess soils at the City's expense within a reasonable amount of time.

If after expiration of two (2) years from the date of delivery of the deed from the City of Orange City, conveying any property lying within the aforementioned addition, any grantee or assign shall not have begun in good faith the construction of a permanent building upon said site, the City of Orange City shall have the option to repurchase the property for the original purchase price and enter into possession thereof. This option to repurchase must be exercised in writing within one (1) year after the expiration of the two (2) year period following delivery of the deed referred above. Closing of the repurchase shall take place within sixty (60) days after the exercise of the option to repurchase and shall be at a location designated by the City of Orange City. Provided, however, anything in this article to the contrary notwithstanding, the City of Orange City may extend in writing the time in which said construction may be begun and such repurchase right exercised. In the event of a repurchase, the grantor shall convey the property by warranty deed subject only to those encumbrances specified in the original conveyance from the City of Orange City. Taxes for the year in which the conveyance occurs shall be prorated to the date of reconveyance. Upon purchase of lot or sale of property, all purchasers must sign the "Mixed Use Overlay (MUO) Residential Occupancy Disclosure and Acknowledgement."

5. Compliance and Maintenance

The owner of any site shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and shall comply in all respects with all government, health, fire and police requirements and regulations, and such owner will remove at his own expense any rubbish or debris of any character whatsoever which may accumulate on said site, and in the event said owner fails to comply with any and all of the aforesaid specifications and requirements, then, and only then, the City of Orange City, Iowa, its successors and assigns, shall have the right, privilege and license, but not the obligation, to enter upon the premises and make any and all the corrections or improvements that may be necessary to meet such standards, all at the sole cost and expense of said owner.

6. Uses

All lots shall be used for Heavy Industrial (I-2) purposes as set by City of Orange City Code of Ordinances. A Mixed-Use Overlay Zone has been established over the addition allowing for residential purposes as set by City of Orange City Code of Ordinances.

7. Buildings and Structures

Placement:

1. All lots, tracts, or parcels shall maintain a side yard setback of not less than ten (10) feet from the wall of any building or structure erected on said lot, tract, or parcel.
2. All lots, tracts, or parcels shall maintain a rear yard setback of not less than ten (10) feet from the wall of any building or structure erected on said lot, tract, or parcel.

All buildings or structures erected in the subdivision shall have frost free foundation walls. All structures newly constructed or improved within the subdivision shall be constructed of materials complying with the City of Orange City Building Code. Structures established on any said lot, tract or parcel primarily used for commercial or industrial purposes must use durable high quality materials such as brick or stone masonry, site-cast or precast or prefabricated textured decorative concrete, glass, natural or polished stone, or a compatible exterior insulation finish system (EJFS) for exterior finish materials. Uncolored galvalume steel or sheet aluminum is not allowed for use on any exterior wall of any structure or building within the addition. Colored exterior steel panels may be used to construct any exterior building wall.

Metal roofs of buildings or structures within the subdivision shall not be constructed of uncolored galvalume steel or uncolored aluminum.

Exterior walls and roofs of any accessory building shall be constructed of the same colored exterior steel panels as the principal structure if the principal structure contains colored exterior steel panels. If the principal structure contains no exterior colored steel panels, any accessory structures or buildings shall be constructed with the same exterior building materials as the principal structure.

Structures used solely or primarily for residential purposes may use building materials such as wood or masonry typically used for residential structures.

8. Used and Temporary Structures

No previously occupied building or structures shall be moved onto any tract in said addition. No trailer, basement without appropriate above-ground structure, tent, shack, garage, barn or similar outbuilding shall be erected or moved upon any tract. Temporary structures used in conjunction with the construction or expansion of the principal structure, accessory structures or parking lots are allowed during the construction

process. Under no circumstances may the aforementioned temporary structure be allowed to remain on any portion of any tract for a period longer than twelve (12) months.

9. Landscaping, Driveways, and Parking

1. The titleholder of each lot, tract or parcel shall keep such lot, tract or parcel, vacant or improved, free from weeds and unsightly plant growth. Landscaping, including planting of grass and suitable trees and shrubbery, will be required along street frontages and along, but not on, property lines in the required setback areas. All open areas not used for structures, storage, parking or driveways on any lot, tract or parcel shall be landscaped, graded and properly drained.
2. Maintenance, including snow removal, of all walks and driveways shall be the responsibility of the property owner. All walks shall be constructed of portland cement, and all driveways shall be hard surfaced with either asphalt or portland concrete cement. Any portion of any driveway that lies upon the municipally owned right of way shall be hard surfaced with portland concrete cement at least six (6) inches thick.

10. Storage of Materials and Goods

No exterior storage of materials and goods is allowed on any lot, tract or parcel in the subdivision. All material storage, either raw materials or finished goods, shall be located within the principal structure or accessory structures.

11. Utilities

All utilities of any nature shall be located underground. No above ground utilities are allowed anywhere within the subdivision, including between specific structures or buildings on specific lots, tracts or parcels.

12. Invalidation

Invalidation of any of these covenants by judgement, decree or court order, shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.

IN WITNESS WHEREOF, we have set our hands this 17th day of August 2026.

ATTEST:

CITY OF ORANGE CITY, an Iowa
Municipal Corporation

Janet Brown, City Clerk

Deb De Haan, Mayor

STATE OF IOWA)
) ss
SIOUX COUNTY)

On this __ day of _____, 2026, before me the undersigned a Notary Public in and for the State of Iowa, personally appeared DEB DE HAAN and JANET BROWN, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of said Municipal Corporation executing the within and foregoing instrument, that the seal affixed hereto is the official seal of the City of Orange City, Iowa; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said DEB DE HAAN and JANET BROWN as such officers acknowledge that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public

CITY OF ORANGE CITY

Mixed Use Overlay (MUO)

Residential Occupancy Disclosure and Acknowledgement

This Residential Occupancy Disclosure and Acknowledgement ("Disclosure") is executed by the undersigned owner(s) and/or occupant(s) of the property described below and shall apply to all present and future owners, tenants, occupants, heirs, successors, and assigns.

Property Address: _____

Legal Description: _____

Purpose

The Property is located within the City of Orange City's Mixed Use Overlay (MUO) District, which permits residential uses within an area that is primarily planned and intended for industrial, commercial, office, and related employment uses. The purpose of this Disclosure is to ensure that purchasers and occupants understand the nature of the surrounding development and acknowledge the activities that may lawfully occur within the district.

Acknowledgement of Permitted Uses

The undersigned acknowledge and understand that businesses and properties within the MUO and underlying Industrial (I-2) District may lawfully engage in activities permitted by the Orange City Code of Ordinances, applicable development agreements, and recorded restrictive covenants. Such activities may include, but are not limited to:

- Manufacturing, fabrication, assembly, and processing activities;
- Warehousing, distribution, and storage operations;
- Contractor shops and service businesses;
- Commercial and industrial office uses;
- Vehicle and equipment storage;
- Truck traffic, including deliveries and freight movement;
- Forklift and material handling operations;
- Loading and unloading activities;
- Employee and customer traffic;
- Outdoor security lighting;
- Emergency generators and mechanical equipment;

- Snow removal and property maintenance operations; and
- Other lawful industrial and commercial activities permitted by the City's zoning regulations.

Normal Industrial Activities

The undersigned acknowledge that lawful industrial and commercial operations may produce characteristics commonly associated with employment and industrial districts, including, but not limited to:

- Noise;
- Truck and delivery traffic;
- Vehicle backup alarms;
- Exterior lighting;
- Mechanical equipment operation;
- Odors or emissions permitted by applicable law;
- Vibrations incidental to lawful operations;
- Early morning, evening, weekend, or overnight business activity where permitted by law; and
- Periodic construction or expansion of nearby businesses.

The undersigned understand that these activities are expected components of a mixed-use industrial development and were considered by the City when establishing the Mixed Use Overlay District.

Future Development

The undersigned understand that vacant property within the development may be improved in the future with additional industrial, commercial, office, mixed-use, or residential buildings consistent with the City's zoning regulations, approved development plans, and recorded restrictive covenants.

The City does not guarantee that surrounding properties will remain undeveloped or retain their current appearance or use.

No Expectation of Traditional Residential Neighborhood

The undersigned acknowledge that this development is not intended to function as a conventional residential subdivision. Rather, it is designed to integrate residential living with employment, commercial, and industrial activities. Residential occupants should reasonably expect the ongoing presence of business operations and related activities throughout the development.

Receipt of Governing Documents

The undersigned acknowledge receipt of, or access to, the following documents:

- Recorded Restrictive Covenants;
- Applicable provisions of the City of Orange City Code of Ordinances governing the Mixed Use Overlay District; and
- Any recorded easements, development agreements, or declarations affecting the Property.

Acknowledgement

By signing below, the undersigned certify that they have read this Disclosure, understand its contents, have had the opportunity to ask questions, and acknowledge that they are voluntarily purchasing or occupying property within a mixed-use industrial development where lawful industrial, commercial, and mixed-use activities are anticipated and encouraged.

The undersigned further acknowledge that this Disclosure shall survive closing and shall remain applicable during their ownership or occupancy of the Property.

Purchaser / Owner

Printed Name: _____

Printed Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Acknowledged by the City of Orange City

Representative: _____

Title: _____

Date: _____

ORDINANCE NO. 872**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING A NEW CHAPTER REGULATING GOLF CARTS**

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

SECTION 1. NEW CHAPTER. The Code of Ordinances of the City of Orange City, Iowa, is amended by adding a new Chapter 78, entitled GOLF CARTS, which is hereby adopted to read as follows:

78.01 PURPOSE. The purpose of this chapter is to authorize the operation of golf carts on designated City streets as permitted by Section 321.247 of the Code of Iowa and to establish reasonable regulations promoting the safe operation of golf carts within the City.

78.02 DEFINITIONS. For purposes of this chapter, "golf cart" means a motorized vehicle designed primarily for the transportation of persons on a golf course and meeting the definition of a golf cart under the Code of Iowa.

78.03 OPERATION PERMITTED. Golf carts may be operated upon all City streets under the jurisdiction of the City, subject to the provisions of this chapter and the Code of Iowa.

All operators must be 16 years old and possess a valid motor vehicle driver's license and shall comply with all applicable provisions of the Code of Iowa and the City Code governing the operation of motor vehicles unless otherwise provided by law.

78.04 PROHIBITED STREETS. Golf carts shall not be operated upon:

1. Iowa Highway 10
2. Albany Avenue/Place

Golf carts may cross Highway 10 or Albany Avenue/Place only at an intersection and only after yielding the right-of-way to all vehicular traffic and when the crossing can be completed safely.

78.05 HOURS OF OPERATION. Golf carts may be operated only between sunrise and sunset.

78.06 EQUIPMENT REQUIREMENTS. Every golf cart operated upon City streets shall be equipped with:

1. Adequate brakes.
2. Either:
 - A. A slow-moving vehicle emblem meeting Iowa standards; or
 - B. Functioning headlights and taillights visible during operation.

The operator shall maintain the golf cart in safe operating condition at all times.

78.07 REGISTRATION REQUIRED. No golf cart shall be operated on City streets unless registered with the City.

1. The registration fee shall be **Twenty-five Dollars (\$25.00)** and shall be valid for a period of two (2) years.

2. The City shall issue a registration decal which shall be displayed in a location designated by the City.
3. Registrations are non-transferable and become void upon transfer of ownership.
4. The City may require proof of ownership and proof of liability insurance before issuing or renewing a registration.

78.08 OPERATING REGULATIONS. The operator of a golf cart shall:

1. Operate the golf cart only upon streets where operation is authorized.
2. Yield the right-of-way as required by the Code of Iowa.
3. Not carry more passengers than the golf cart was designed to accommodate.
4. Not operate upon sidewalks, recreational trails, or other areas not intended for motor vehicle travel.
5. Not operate while under the influence of alcohol or drugs.
6. Operate the golf cart in a careful and prudent manner with due regard for persons, property, and traffic conditions.

78.09 LIABILITY INSURANCE. Every golf cart operated upon City streets shall be covered by liability insurance meeting the minimum requirements established under Iowa law. Proof of insurance shall be carried by the operator and produced upon request of any law enforcement officer.

78.10 SUSPENSION OR REVOCATION. The City may suspend or revoke a registration for repeated violations of this chapter or for providing false information during the registration process.

78.11 PENALTY. Any person violating the provisions of this chapter shall be guilty of a simple misdemeanor or subject to municipal infraction proceedings as provided by the Code of Iowa.

SECTION 2. REPEALER. All ordinances or parts of ordinances 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 adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the 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 Council the ____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

First Reading: August 17, 2026