

NOTICE AND CALL OF COUNCIL MEETING

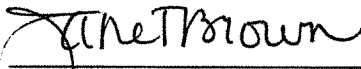
Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	October 19, 2026
Time of Meeting:	4:30 o'clock P.M.
Place of Meeting:	Council Chambers, City Hall, 125 Central Ave SE Orange City, Iowa

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. Public hearing on the matter of adoption of plans, specifications, form of contract and estimate of costs for the construction of the North Weiland Phase 4 Street Project
 - Adopt, plans, specifications, form of contract and estimate of cost
 - Consideration of bids and award of contract
9. Ordinance No. 874, an ordinance creating a stormwater drainage utility

10. Ordinance No. 875, an ordinance regulating stormwater drainage
11. Health insurance renewal
12. Northwestern College Korver Stadium Project
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.



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

COUNCIL MEETING
AGENDA NOTES
October 19, 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 October 5, 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 September 22, 2026 through October 19, 2026 is enclosed for your review. Exhibit 3
8. Bids were received for the North Weiland Phase 4 Improvement Project. This project extends Frankfort Ave NE from 7th St to 9th St. Seven contractors submitted bids, ranging from \$712,672 to \$1,020,367, with Vander Pol Excavating submitting the low bid. The engineer's estimate was \$801,000. We recommend council hold a public hearing to consider the plans, specifications, and form of contract. Following the public hearing, we recommend council award the contract to Vander Pol Excavating. Exhibit 4
9. This will be the third reading of proposed Ordinance No. 874, an ordinance creating a stormwater utility. Exhibit 5
10. Ordinance No. 875 adds a new chapter to the city code that sets stormwater drainage requirements for commercial properties, based on the amount of hard surface such as roofs, parking lots, and driveways. These standards are already applied to commercial development, and this ordinance formally codifies the existing practice. Exhibit 6
11. The renewal for the city health insurance plan through Wellmark has come back with a decrease of 1.24% beginning January 2027. While the industry has generally experienced rate increases, our past years' experience and younger staff contributed to a favorable renewal.
12. Northwestern College is continuing the next phase of their athletic field improvements. Along with expanded grandstand seating, larger restroom facilities, and electronic improvements, they plan to replace the artificial turf and resurface the track. As these spaces are generally open to and used by the public, NWC has requested a City of Orange City contribution of \$100,000 on this portion of the project. The overall project cost is \$10.9 million. Staff will provide additional details and funding plan for a potential city contribution at the meeting.

13. Administrative reports:

Scheduled Meetings/Important Dates:

November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.
January 4	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
October 5, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on October 5, 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, Mark Scallon, and Bret Walinga

Members Absent: Council member Olivia Chapman

Staff: Janet Brown, Matt Van Schouwen, Jason Budden, and Brad De Jong

Guests: Sarah Weber, Mike Hofman, Jennie Droog, Ava Anderson, Zoey Gerry, Ruth Roghair, Annabell Christensen, Alaini Rozenboom, Myla Murphy, Kenton Vore, Raegan Van Beek, and Dan Roghair

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

Citizen Comments: Kenton Vore, 417 Frankfort Ave NE, inquired if council and/or administration have reviewed the possibility of allowing AI data centers in the city limits. He encouraged reviewing what Sioux County has proposed.

Approval of Minutes: The minutes of the September 21, 2026 council meeting were presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Ordinance No. 874, an Ordinance Creating a Stormwater Drainage Utility: A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving the second reading of proposed Ordinance No. 874, an ordinance creating a stormwater drainage utility. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal, Daron De Jong; NAYS: None.

Special Event Permit: A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving the special event permit for Aria on October 17, 2026, from 9 AM to 3 PM to celebrate their 2nd anniversary. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal, Daron De Jong; NAYS: None.

Retail Alcohol License Renewal Application: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Daron De Jong approving the renewal application for a Special Class C Retail Alcohol License from The Floral Market. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Daron De Jong, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Designation of Title VI Coordinator and ADA Coordinator: In order to continue receiving Federal financial assistance from the United States Department of Transportation through the Federal Highway Administration a motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal adopting a resolution designating the City Administrator as the Title VI Coordinator and Public Works Director as the ADA Coordinator. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None. The resolution was assigned number 10-5-26-2207 and appears in the official resolution book.

Administrative Reports:

Scheduled Meetings/Important Dates:

October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.

Oral reports: Matt reported that there will be no tulip bulb giveaway this year; congratulations to Northwestern College for the Colenbrander Plaza ribbon cutting and Korver Field groundbreaking, and to Unity for their groundbreaking. These projects will be asking for city assistance at an upcoming meeting. Jason provided updates on projects. Dan shared it is Fire Prevention Week; open house Thursday night.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Mark shared the library has lots of good programming going on this fall; nice to see the new Elite Dance location drawing people downtown. The Mayor added there were lots of Northwestern College homecoming visitors in the downtown park on Saturday.

Site Visits: Council visited the Street Department shop, East Substation, and Electric Department shop. No official action was taken.

Adjournment: No further business appearing it was therefore moved by Council member Andrew Bloemendaal and duly seconded by Council member Mark Scallon to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Mark Scallon, Daron De Jong, Bret Walinga; NAYS: None. Adjournment time was 6:04 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 SEPTEMBER 30, 2026

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 2,534,461.52	\$440,586.63	\$778,264.33	\$ 2,196,783.82	\$233,095.39	\$2,429,879.21
Library	315,868.55	\$76,175.71	\$60,590.21	331,454.05	\$98.19	\$331,552.24
USDA- IRP Loan	122,604.64	\$1,951.01		124,555.65		124,555.65
Cemetery Fund	56,716.14	14,800.00	19,316.44	52,199.70		52,199.70
Cemetery Fund- Perpetual Care	151,453.07	724.46		152,177.53		152,177.53
USDA- Revolving Loan Fund	627,889.09	2,277.00		630,166.09		630,166.09
Road Use Tax	1,210,044.94	73,607.33		1,283,652.27		1,283,652.27
Hotel/Motel Sales Tax	357,395.15	18,295.87		375,691.02		375,691.02
Tax Increment Financing						
Hawkeye TIF-125	0.00	1,567.33		1,567.33		1,567.33
Event Center TIF-126	0.00			0.00		-
Debt Service	467,069.83	106,867.14		573,936.97		573,936.97
Capital Projects:						
Hawkeye Capital Project-301	234,581.33			234,581.33		234,581.33
Event Center Capital Project-302	100,134.56			100,134.56		100,134.56
7th Street DOT Project- 303	(1,583,258.80)		391,438.44	(1,974,697.24)	370,695.44	(1,604,001.80)
Housing Capital Project-304	(1,084,688.27)	6,000.00	350,477.06	(1,429,165.33)		(1,429,165.33)
Industrial Park Capital Project-305	52,849.38			52,849.38		52,849.38
North Weiland Capital Project- 307	(8,742.50)		3,507.50	(12,250.00)		(12,250.00)
School Project- MOC-FV-308	310,936.47			310,936.47		310,936.47
Payroll Clearing	108,391.25	21,707.70		130,098.95	16,254.73	146,353.68
Electric	1,722,847.73	989,838.33	876,570.17	1,836,115.89	6,803.96	1,842,919.85
Water	2,091,719.69	256,895.97	106,476.25	2,242,139.41	1,364.42	2,243,503.83
Sewer	2,235,894.12	139,301.83	107,327.97	2,267,867.98	848.91	2,268,716.89
Gas	2,476,753.83	96,229.44	186,308.12	2,386,675.15	15,086.35	2,401,761.50
Total	\$ 12,500,921.72	\$2,246,825.75	\$2,880,276.49	\$11,867,470.98	\$644,247.39	\$12,511,718.37

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
Bond & Interest Reserve Fund
Capital Reserve Fund

Gas:

Bond & Interest Sinking Fund
Bond & Interest Reserve Fund
Capital Reserve Fund

Total

\$79,879	\$79,879
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FUNDS INVESTED IN:

Certificates of Deposit
IA Public Agency Investment Trust
Total Funds Invested

Amount	%	Max. %
0	0.0	100
77,010	100.0	50
\$77,010	100.0	

MATURITIES:

Under 40 days
Under 90 days
Under 270 days
Under 1 year
*Under 18 months

Amount	%	Min. %
77,010	100.0	10.0
77,010	100.0	20.0
77,010	100.0	50.0
77,010	100.0	90.0
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 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00015 - Agri Vision Equipment Group	Oil for Payloader - Street	1,522.84
Agri Vision Equipment Group		1,522.84
Vendor: 00019 - Alex Air Apparatus 2 LLC.	Cleaning Supplies- OCFD	218.05
Alex Air Apparatus 2 LLC.	Repair of Bunker Pants for OCFD	270.41
Alex Air Apparatus 2 LLC.		488.46
Vendor: 00034 - AMERICAN PUBLIC GAS ASSOCIATIO	Meter Count for FY 27 Dues	2,055.90
AMERICAN PUBLIC GAS ASSOCIATIO		2,055.90
Vendor: 00049 - ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	883.68
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	441.30
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	778.67
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	71.85
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	65.99
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	905.13
ARNOLD MOTOR SUPPLY		3,146.62
Vendor: 00053 - Automatic Building Controls	Annual Alarm System - Fire Station	808.00
Automatic Building Controls		808.00
Vendor: 00069 - Beck Engineering Inc.	Engineering Services	745.00
Beck Engineering Inc.	Engineering Services	227.50
Beck Engineering Inc.	Engineering Services	3,982.50
Beck Engineering Inc.	Engineering Services	3,377.50
Beck Engineering Inc.	Engineering Services	1,915.00
Beck Engineering Inc.	Engineering Services	26,340.00
Beck Engineering Inc.		36,587.50
Vendor: 00105 - BORDER STATES INDUSTRIES INC	Switchgear - 3 units- Electric	78,269.94
BORDER STATES INDUSTRIES INC		78,269.94

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00107 - BOUMA & CO. INC.	Scan Pool Blue prints	120.00
		<u>120.00</u>
Vendor: 00111 - Boyer Service Boyer Service	Stumps & Chips- Trees	432.00
		<u>432.00</u>
Vendor: 00147 - C&H BODY REPAIR INC.	Stripe Kit for OCPD	400.00
		<u>400.00</u>
Vendor: 00155 - Catalyst Solutions Inc.	IT Support - October	3,414.20
		<u>3,414.20</u>
Vendor: 00161 - CENTER SPORTS CENTER SPORTS	Recreation Supplies	92.23
		<u>92.23</u>
Vendor: 00163 - CENTURY BUSINESS PRODUCTS CENTURY BUSINESS PRODUCTS	Service Contract on Copier	617.60
		<u>617.60</u>
Vendor: 00165 - CERTIFIED TESTING SERVICES INC CERTIFIED TESTING SERVICES INC	Madison Place and 7th Stree	513.50
		<u>513.50</u>
CERTIFIED TESTING SERVICES INC	Madison Place and 7th Stree	789.50
		<u>789.50</u>
Vendor: 00167 - CHAMBER OF COMMERCE CHAMBER OF COMMERCE	Economic Development Contract	1,000.00
		<u>1,000.00</u>
CHAMBER OF COMMERCE	Economic Development Contract	7,750.00
		<u>7,750.00</u>
Vendor: 00169 - CHESTERMAN CO. CHESTERMAN CO.	Pop for Event Center	414.75
		<u>414.75</u>
Vendor: 00195 - CONNECTIONS INC EAP CONNECTIONS INC EAP	Employee Assistance Progra	494.04
		<u>494.04</u>
Vendor: 00214 - D & L PLUMBING & HEATING D & L PLUMBING & HEATING	Service Call to Fire Station- Washer	387.50
		<u>387.50</u>
		<u>387.50</u>

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00232 - DEJONG OIL AND REPAIR INC DEJONG OIL AND REPAIR INC	Repairs to Street Truck	976.40
Vendor: 00233 - DeJong, Alan DeJong, Alan	Shoe Reimbursement	200.00
Vendor: 00254 - DGR Engineering DGR Engineering	Engineering Services- West Sub	3,017.76
Vendor: 00254 - DGR Engineering DGR Engineering	Engineering Services- Sewer	679.00
Vendor: 00254 - DGR Engineering DGR Engineering		3,696.76
Vendor: 00256 - DIAMOND VOGEL PAINT DIAMOND VOGEL PAINT	Gray Paint for Gas Department	193.32
Vendor: 00256 - DIAMOND VOGEL PAINT DIAMOND VOGEL PAINT		193.32
Vendor: 00270 - D-P TOOLS D-P TOOLS	Supplies for Street Shop	212.16
Vendor: 00270 - D-P TOOLS D-P TOOLS		212.16
Vendor: 00263 - DUTCHMART FOODS DUTCHMART FOODS	Supplies- City Acct	184.71
Vendor: 00263 - DUTCHMART FOODS DUTCHMART FOODS		184.71
Vendor: 00331 - FAREWAY STORES INC FAREWAY STORES INC	Supplies- Event Center Acct	186.75
Vendor: 00331 - FAREWAY STORES INC FAREWAY STORES INC	Supplies- City Acct	30.37
Vendor: 00331 - FAREWAY STORES INC FAREWAY STORES INC		217.12
Vendor: 00356 - FOREMAN TIRE SERVICE FOREMAN TIRE SERVICE	New Tires- OCFD- Rescue Unit 63	3,538.60
Vendor: 00356 - FOREMAN TIRE SERVICE FOREMAN TIRE SERVICE		3,538.60
Vendor: 00358 - Foundation Analytical Laboratory Inc. Foundation Analytical Laboratory Inc.	Water Testing	359.50
Vendor: 00358 - Foundation Analytical Laboratory Inc. Foundation Analytical Laboratory Inc.		359.50
Vendor: 00391 - Golden Valley Hardscapes LLC Golden Valley Hardscapes LLC	Playground Mulch	3,428.10
Vendor: 00391 - Golden Valley Hardscapes LLC Golden Valley Hardscapes LLC		3,428.10
Vendor: 00403 - GREENWORLD INC. GREENWORLD INC.	Landscape at PJ Trail Entrances	28,881.46
Vendor: 00403 - GREENWORLD INC. GREENWORLD INC.	Planting Trees	8,938.55
Vendor: 00403 - GREENWORLD INC. GREENWORLD INC.		37,820.01

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00406 - Ground Effects Inc		
Ground Effects Inc	Fertilizer for Tulip Beds	1,079.88
		<u>1,079.88</u>
Vendor: VEN01081 - Hawke & Co. Ag. Systems Inc.		
Hawke & Co. Ag. Systems Inc	Grapple Bucket for Parks Department	5,150.00
		<u>5,150.00</u>
Vendor: 00428 - HAWKINS INC.		
HAWKINS INC.	Chemicals	2,558.58
HAWKINS INC.	Chemicals	2,688.68
		<u>5,247.26</u>
Vendor: 00430 - Heartland Security Services Ltd		
Heartland Security Services Ltd	Annual Fire Monitoring- Fire Station	364.25
		<u>364.25</u>
Vendor: 00446 - HIEMSTRA LAWN CARE		
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	285.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	4,355.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	1,480.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	1,665.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	252.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	585.00
HIEMSTRA LAWN CARE	Mowing, Fertilizer, Weed Control	35.00
		<u>8,657.00</u>
Vendor: 00465 - Home Button Hosting		
Home Button Hosting	Website Server Hosting- Annual	3,336.52
		<u>3,336.52</u>
Vendor: VEN01149 - HUB International		
HUB International	GASB 75 Report- FY26	4,250.00
		<u>4,250.00</u>
Vendor: 00469 - Hubers Plbg & Heating		
Hubers Plbg & Heating	Gas Department Materials	1,280.17
		<u>1,280.17</u>

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00492 - IA ASSOC OF MUNICIPAL UTIL IA ASSOC OF MUNICIPAL UTI	Safety Training 4th Qtr	<u>7,946.75</u>
		Vendor 00492 - IA ASSOC OF MUNICIPAL UTIL Total: 7,946.75
Vendor: VEN01628 - Industrial Sales Co. Industrial Sales Co. Industrial Sales Co. Industrial Sales Co.	Tape for Gas Department Gas Pipe 4" Gas Meter Supplies	182.79 3,488.60 44.78
		Vendor VEN01628 - Industrial Sales Co. Total: 3,716.17
Vendor: 00516 - Intoximeters Inc. Intoximeters Inc.	Testing Supplies for OCPD	135.00
		Vendor 00516 - Intoximeters Inc. Total: 135.00
Vendor: VEN01396 - Iowa Department of Natural Resources- Water Supply Iowa Department of Natural Resources- Water Supply	Water Supply Permit FY 27	120.00
		Vendor VEN01396 - Iowa Department of Natural Resources- Water Supply Total: 120.00
Vendor: 00524 - IOWA INFORMATION INC. IOWA INFORMATION INC.	Advertising- Acct 1314	345.20
		Vendor 00524 - IOWA INFORMATION INC. Total: 345.20
Vendor: 00527 - IOWA ONE CALL IOWA ONE CALL	Locates for August	219.90
		Vendor 00527 - IOWA ONE CALL Total: 219.90
Vendor: 00547 - JANITORS CLOSET JANITORS CLOSET JANITORS CLOSET	Cleaning Supplies- Electric Cleaning Supplies	232.44 464.88
		Vendor 00547 - JANITORS CLOSET Total: 697.32
Vendor: 00422 - Kelderman Klean Inc. Kelderman Klean Inc.	Cleaning of Event Center	1,584.35
		Vendor 00422 - Kelderman Klean Inc. Total: 1,584.35
Vendor: 00602 - KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG	Legal Services Legal Services	502.50 502.50
		Vendor 00602 - KLAY VELDHIJZEN BINDNER DEJONG Total: 1,005.00
Vendor: 00614 - Koons Gas Measurement Koons Gas Measurement Koons Gas Measurement	Gas Meters- OC High School, Christian Grade School Gas Meters- OC High School, Christian Grade School	3,158.44 3,513.26

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Koons Gas Measurement	Gas Meters- OC High School, Christian Grade School	34.97
Vendor 00614 - Koons Gas Measurement Total:		6,706.67
Vendor: 00615 - Kopetsky's Ace Hardware		
Kopetsky's Ace Hardware	Supplies- Acct 6000	150.00
Kopetsky's Ace Hardware	Supplies- Acct 6000	228.34
Kopetsky's Ace Hardware	Supplies- Acct 6000	150.00
Kopetsky's Ace Hardware	Supplies- Acct 6001	228.92
Vendor 00615 - Kopetsky's Ace Hardware Total:		757.26
Vendor: 00650 - LeLux Diversified		
LeLux Diversified	Inspect Pool - with Camera	529.65
Vendor 00650 - LeLux Diversified Total:		529.65
Vendor: 00662 - Long Lines		
Long Lines	Telephone	63.04
Long Lines	Telephone	18.00
Long Lines	Telephone	1,703.01
Long Lines	Telephone	1,703.03
Long Lines	Telephone	210.80
Long Lines	Telephone	1,703.03
Long Lines	Telephone	270.80
Long Lines	Telephone	1,703.03
Long Lines	Telephone	1,703.03
Vendor 00662 - Long Lines Total:		9,077.77
Vendor: 00705 - MID SIOUX OPPORTUNITIES		
MID SIOUX OPPORTUNITIES	Project Share Fund & Budget Amount- Heating Assist	4,283.00
MID SIOUX OPPORTUNITIES	Project Share Fund & Budget Amount	5,000.00
Vendor 00705 - MID SIOUX OPPORTUNITIES Total:		9,283.00
Vendor: 00707 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	Utilities	32.46
MIDAMERICAN ENERGY	Utilities	33.23
MIDAMERICAN ENERGY	Utilities	362.10
MIDAMERICAN ENERGY	Street Lighting	265.58
Vendor 00707 - MIDAMERICAN ENERGY Total:		693.37
Vendor: 00711 - Midwest Electric Consumers Asn		
Midwest Electric Consumers Asn	Meeting Registration	445.00
Vendor 00711 - Midwest Electric Consumers Asn Total:		445.00

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00713 - Midwest Safety Counselors Inc. Midwest Safety Counselors Inc.	Calibrate MSA Bottles- OCFD	610.00
Vendor 00713 - Midwest Safety Counselors Inc. Total:		610.00
Vendor: 00719 - MIKE'S WELDING & REPAIR MIKE'S WELDING & REPAIR	Supplies	150.00
Vendor 00719 - MIKE'S WELDING & REPAIR Total:		150.00
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	608.80
Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:		608.80
Vendor: 00748 - Mulder Auto Tire & Lube Mulder Auto Tire & Lube	Tires for Police- Police Acct	784.70
Vendor 00748 - Mulder Auto Tire & Lube Total:		784.70
Vendor: 00755 - MUNICIPAL SUPPLY INC MUNICIPAL SUPPLY INC	Supplies for Water Department	773.80
Vendor 00755 - MUNICIPAL SUPPLY INC Total:		773.80
Vendor: 00764 - NAPA Truck & Auto NAPA Truck & Auto	Vehicle Maintenance Supplies- Street Acct 26916	170.45
NAPA Truck & Auto	Vehicle Maintenance Supplies-Parks Acct 712	29.98
NAPA Truck & Auto	Vehicle Maintenance Supplies- Parks acct 26918	15.93
NAPA Truck & Auto	Vehicle Maintenance Supplies- Water& Sewer - 26	123.62
Vendor: 00764 - NAPA Truck & Auto Total:		339.98
Vendor: 00767 - NEAL CHASE LUMBER NEAL CHASE LUMBER NEAL CHASE LUMBER	Supplies- Light Acct Supplies	54.44
Vendor 00767 - NEAL CHASE LUMBER Total:		507.49
Vendor: 00769 - Nelson Technologies Inc. Nelson Technologies Inc.	Software for Gas -Read Pressures	3,317.41
Vendor 00769 - Nelson Technologies Inc. Total:		3,317.41
Vendor: 00691 - Nippon Sanso Matheson Inc. Nippon Sanso Matheson Inc.	Welding Supplies	76.44
Vendor 00691 - Nippon Sanso Matheson Inc. Total:		76.44
Vendor: 00797 - NOTEBOOM ELECTRIC NOTEBOOM ELECTRIC	Fire Station - Lights	385.33

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
NOTEBOOM ELECTRIC	Wire Power Washer at Water Shop	1,085.78
Vendor 00797 - NOTEBOOM ELECTRIC Total:		<u>1,471.11</u>
Vendor: 00798 - NOTEBOOM OIL COMPANY	Tires for Street Department-Utility Acc	3,336.00
NOTEBOOM OIL COMPANY	Tires for Street Department-Utility Acc	174.61
NOTEBOOM OIL COMPANY	Car Wash Tickets - Police Acc	50.00
Vendor 00798 - NOTEBOOM OIL COMPANY Total:		<u>3,560.61</u>
Vendor: 00824 - ONE OFFICE SOLUTION	Office Supplies	336.59
ONE OFFICE SOLUTION		<u>336.59</u>
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
ORANGE CITY HEALTH SYSTEM		<u>2,266.67</u>
Vendor: 00843 - ORANGE CITY SANITATION	Utilities - Event Center	204.55
ORANGE CITY SANITATION	Refuse Hauling Charges	39,755.56
ORANGE CITY SANITATION	Wastewater Pickup Acct 420757	31.00
Vendor 00843 - ORANGE CITY SANITATION Total:		<u>39,991.11</u>
Vendor: VEN01568 - Phelps Uniform Specialists	Laundry Supplies	32.45
Phelps Uniform Specialists		<u>32.45</u>
Vendor: 00904 - Premier Communications	Telephone- Event Center	250.87
Premier Communications		<u>250.87</u>
Vendor: 00925 - RANDY'S IRON WORKS INC.	Supplies- Street	1,060.59
RANDY'S IRON WORKS INC.		<u>1,060.59</u>
Vendor: 00939 - Rent All Center Inc.	Rental of Compactor - Cemetery	586.00
Rent All Center Inc.		<u>586.00</u>
Vendor: VEN01696 - Riverside Technologies Inc. RTI	T-Shirts for Summer Rec	335.93
Riverside Technologies Inc. RTI		<u>335.93</u>

Vendor VEN01696 - Riverside Technologies Inc. RTI Total:

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00974 - SANITATION PRODUCTS SANITATION PRODUCTS	Parts for Street Sweeper	
		<u>1,966.77</u>
Vendor: VEN01166 - Schneider Graphics Inc. Schneider Graphics Inc.	Graphics for Police Vehilce	
		<u>651.96</u>
Vendor: 00993 - Schwebach Cemetery Services Schwebach Cemetery Servic	West Lawn Cemetery	
		<u>3,950.00</u>
Vendor: VEN01352 - Schwebach Tree Services LLC Schwebach Tree Services LLC	Tree Removal - 38 Items	
		<u>20,222.00</u>
Vendor: 01000 - Sensit Technologies Inc. Sensit Technologies Inc.	Gas Detector Calibration	
		<u>649.19</u>
Vendor: 01014 - SIOUX ABSTRACT CO. SIOUX ABSTRACT CO.	Abstract- Madison Place Plat	
		<u>700.00</u>
Vendor: 01027 - SIOUX COUNTY ENGINEER SIOUX COUNTY ENGINEER	Street Sign Posts	
		<u>189.67</u>
Vendor: 01033 - SIOUX OIL COMPANY SIOUX OIL COMPANY	Fuel	911.17
SIOUX OIL COMPANY	Fuel	1,615.51
SIOUX OIL COMPANY	Fuel	1,362.92
SIOUX OIL COMPANY	Fuel	3,409.59
SIOUX OIL COMPANY	Fuel	3,346.60
SIOUX OIL COMPANY	Fuel	1,290.15
SIOUX OIL COMPANY	Fuel	3,069.47
		<u>15,005.41</u>
Vendor: VEN01680 - Slabach Enterprises Inc. Slabach Enterprises Inc.	Wheeler Reeler Hydraulic Trailer	
		<u>17,400.00</u>
Vendor: 01047 - Snieder, Blake Snieder, Blake	Storage Unit- Electric Breake	
		<u>220.00</u>
	Vendor 01047 - Snieder, Blake Total:	<u>220.00</u>

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 01056 - Southern Sioux Co. Rural Water	Holland Hills Water - Customers	1,344.00
Vendor 01056 - Southern Sioux Co. Rural Water Total:		<u>1,344.00</u>
Vendor: VEN01582 - Spectrum Paint Inc.	Paint Supplies- Acct 7074885	70.57
Spectrum Paint Inc.		<u>70.57</u>
Vendor: 01060 - Spireworks	Website, Social Media, Newsletter	3,000.00
Spireworks		<u>3,000.00</u>
Vendor: 01074 - Steve Brouwer Trucking Inc.	Sand, Gravel, Red Chips, etc	24,056.79
Steve Brouwer Trucking Inc.		<u>24,056.79</u>
Vendor: 01081 - Stuart C Irby Co.	Gas Meter Supplies	4,670.55
Stuart C Irby Co.		<u>4,670.55</u>
Vendor: 01090 - Super Hi-Tech	Cell Phone Case- Electric	59.99
Super Hi-Tech		<u>59.99</u>
Vendor: 01116 - Thompson Automation & Specialty Services	IT Support- Water & Wastewater Plant	65.00
Thompson Automation & Specialty Services		<u>65.00</u>
Vendor: VEN01320 - T-Mobile	Hot Spots- Police Acct	433.20
T-Mobile	Tablets for GIS- Public Works	88.28
T-Mobile		<u>521.48</u>
Vendor: 01139 - Tri-State Ready Mix	Pathwork at Juneau Ave SE	895.00
Tri-State Ready Mix		<u>895.00</u>
Vendor: 01146 - TWO-WAY RADIO	Pager Repair- OCFD	226.98
TWO-WAY RADIO	Pager Clips for OCFD	149.91
TWO-WAY RADIO		<u>376.89</u>
Vendor: VEN01168 - Tyler Business Forms	W-2 Forms- Year End	305.12
Tyler Business Forms		<u>305.12</u>

Expense Approval Report

Payment Dates: 10/15/2026 - 10/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 01147 - TYLER TECHNOLOGIES INC TYLER TECHNOLOGIES INC	Utility Billing Notifications	27.90
		27.90
Vendor: 01151 - U.S. Department of Energy U.S. Department of Energy	FY 27 Meter -Electric	500.00
		500.00
Vendor: 01153 - ULine ULine	Cleaning Supplies	540.77
		540.77
Vendor: 01157 - Unity Point Health Unity Point Health	Drug Testing - Lab Analysis DOT	168.00
		168.00
Vendor: 01159 - USA BLUEBOOK USA BLUEBOOK	Water Treatment Supplies	723.75
		723.75
Vendor: 01171 - Van Holland Lawn Service Van Holland Lawn Service	Winterize Sprinklers at Event Center	400.72
		400.72
Vendor: 01225 - Van's Implement LTD Van's Implement LTD	Supplies for Mower- Parks	22.50
		22.50
Vendor: 00044 - VESTIS Inc VESTIS Inc	Supplies- Event Center	2,231.58
		2,231.58
Vendor: 01282 - WESCO DISTRIBUTION INC WESCO DISTRIBUTION INC	Hard Hats with Shields- Light	1,257.25
		1,257.25
	Grand Total:	422,066.60

806 Hartford Pl. SE
Orange City, IA 51041
P: 712.737.9225



Brandon | Cherokee | Clive
Orange City | Sheldon | Spirit Lake

October 15, 2026

City of Orange City
125 Central Ave. SE
Orange City, IA 51041

RE: 2026 City of Orange City North Weiland Phase 4 Improvements Project

Dear City Council,

This letter is in regard to the *2026 City of Orange City North Weiland Phase 4 Improvements Project*. I have enclosed the bid tabulations indicating that the low bid was received by Vander Pol Excavating, LLC of Orange City, IA. Based on the bids that were received, we recommend awarding the project to the low bidder, Vander Pol Excavating, LLC, in the amount of \$712,672.73. The contractor is a qualified bidder and has experience in a project of this scope. Should the project be awarded to Vander Pol Excavating, LLC, I have enclosed a Notice of Award to be completed and returned. We look forward to working with the contractor and the city during this project. Please contact me should you have any questions or concerns.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Mark Nyhoff".

Mark Nyhoff, PE
Beck Engineering, Inc.

ORDINANCE NO. 874**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING A NEW CHAPTER CREATING A STORMWATER DRAINAGE UTILITY**

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 101, entitled STORMWATER DRAINAGE UTILITY, which is hereby adopted to read as follows:

101.01 PURPOSE. The purpose of this chapter is to establish a Stormwater Drainage Utility and provide a means of funding the construction, operation, and maintenance of stormwater management facilities, including (but not limited to) detention and retention basins, stormwater sewers, inlets, ditches and drains, and cleaning of streets. The Council finds that the construction, operation, and maintenance of the City's storm and surface water drainage system should be funded through charging users of property that may connect or discharge, directly or indirectly, into the storm and surface water drainage system of properties receiving the indirect benefit of drainage diverted into the City's system.

101.02 STORMWATER DRAINAGE UTILITY ESTABLISHED. It is found and determined to be necessary and conducive to the protection of the public health, safety, welfare, and convenience that a stormwater drainage utility is created for all of the City and for the purpose authorized by Section 384.84(1) *Code of Iowa*; that is, to establish and collect rates for a stormwater drainage system.

101.03 RATE CATEGORIES. The billing rates are divided into categories, as follows:

1. Residential: Single-Family Residential, Duplex Family Dwelling Units used for residential, i.e. non-commercial, purposes.
2. Commercial:
 - A. Small: Commercial/Industrial (including not-for-profit commercial users) with less than a 10,000 square foot impervious coverage area.
 - B. Medium: Commercial/Industrial (including not-for-profit commercial users) with more than 10,000 square foot impervious coverage area and less than a 30,000 square foot impervious coverage area.
 - C. Large: Commercial/Industrial (including not-for-profit commercial users) with more than a 30,000 square foot impervious coverage area.

Renters/tenants shall pay the applicable residential rate. At any time when there is no renter/tenant, the owner shall be responsible for the residential rate. Triplex and multi-family dwelling units shall pay the applicable commercial rate, but the residential rate shall not be imposed on individual dwelling units within the complex. Square footage is determined by adding the square footage of both contiguous and noncontiguous impervious coverage areas together to measure the total square footage of impervious coverage areas on the property.

101.04 RATES. The following rates are charged for the following categories:

Category	Monthly Rate
Residential	\$ 3.00
Commercial – Small	\$ 5.00
Commercial – Medium	\$10.00
Commercial – Large	\$20.00

101.05 USE OF FUNDS. The money paid and collected pursuant to this chapter shall be held by the City in a special fund to be expended only for the purpose of constructing, operating, managing, repairing, and maintaining all kinds of conduits, drains, stormwater detention devices, flow impediments, ponds, ditches, sloughs, filter strips, rip-raps, erosion control devices, and any other things and activities useful to the proper control management, collection, drainage, and disposition of stormwater in the City.

101.06 GOVERNING BOARD. The governing board of the Stormwater Drainage Utility is the City Council. The Stormwater Drainage Utility shall be under the direction, management, and control of the Public Works Director, who shall function as its Director. In that capacity, the Director shall supervise the day-to-day operation of the Stormwater Drainage Utility, shall enforce this chapter and the provisions of all ordinances and regulations adopted pursuant to this chapter, and shall carry out the policy directives of the Council acting in its role as governing body of the Stormwater Drainage Utility.

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: September 21, 2026

Second Reading: October 5, 2026

Third Reading:

ORDINANCE NO. 875**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING A NEW CHAPTER CREATING CONTROL OF STORMWATER DRAINAGE**

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 161, entitled CONTROL OF STORMWATER DRAINAGE, which is hereby adopted to read as follows:

161.01 PURPOSE. The purpose of this chapter is to set requirements for the control of stormwater drainage in connection with the construction of impervious surface areas such as hard surface parking, driveways, building roofs, etc. It must be recognized that the flow of surface water is greatly increased with the construction of impervious surface area as compared to the original vegetation ground cover. It must also be recognized that stormwater facilities, including underground stormwater facilities shall comply with the adopted Iowa Statewide Urban Design and Specifications (SUDAS) Design Manual (Current Edition), Iowa Stormwater Management Manual (Current Edition) and adopted local standards, including major-storm overflow requirements, decided by City Staff at the time the site plan is submitted.

161.02 THREE LEVELS OF SURFACE DRAINAGE REQUIREMENTS. Three levels of surface drainage requirements apply. The level is determined by the total impervious area, existing and proposed, remaining on the contiguous site after construction. A contiguous site is a site not separated by a public right-of-way. Related phases of a common development plan are considered together. Impervious surface replaced within the same footprint is not new impervious area but counts toward the site total. Changes to grading, drainage direction, or discharge points are subject to review regardless of the level determined. Drainage requirements apply only to new or altered impervious areas, and the drainage features it affects.

1. Level 1: 0 – 10,000 square feet of impervious surface area. Submit a drainage plan showing runoff direction, discharge points, and swales. Improvements shall not worsen flooding or erosion on neighboring property.
2. Level 2: 10,001 – 30,000 square feet of impervious surface area. Stormwater calculations, design storms, and rainfall data shall be performed in accordance with the SUDAS Design Manual, current edition. Allowable discharge from a site shall not exceed the discharge from the site in its existing condition during a 5-year storm event. Calculations shall identify storage volume, existing along with proposed site discharge and maximum water elevations. Detention must be designed to detain outlet site runoff at a rate that is 50% the allowable runoff and a 100-year storm event. Also, the site plan must clearly describe where storm water that is not detained will flow off site. A partial or full variance may be granted, with conditions, by the City Staff only if detention is determined to be unnecessary or impractical. Calculations shall be prepared by a professional engineer, licensed land surveyor, licensed landscape architect, or other person approved by the City Staff as qualified to prepare them.

3. Level 3: Above 30,000 square feet impervious surface area. Stormwater calculations, design storms, and rainfall data shall be performed in accordance with the SUDAS Design Manual, current edition. Allowable discharge from a site shall not exceed the discharge from the site in its existing condition during a 5-year storm event. Calculations shall identify storage volume, existing along with proposed site discharge and maximum water elevations. Detention must be designed to detain outlet site runoff at a rate that is 100% the allowable runoff and a 100-year storm event. Also, the site plan must clearly describe where stormwater that is not detained will flow off site. A partial or full variance may be granted, with conditions, by the City Staff only if detention is determined to be unnecessary or impractical. Calculations must be certified by a professional engineer licensed in the State of Iowa and familiar with stormwater detention calculations.

161.03 ACCEPTABLE TEMPORARY DETENTION. Temporary stormwater detention may be provided through one or more of the following methods, subject to review and approval by the City: (1) a shared or off-site detention facility, if the applicant demonstrates that the facility has sufficient available capacity and provides enforceable drainage rights, access rights, and recorded maintenance agreements; (2) an infiltration facility, if site-specific evidence demonstrates suitable soil and groundwater conditions; or (3) a detention facility designed to serve an entire subdivision.

161.04 WHEN A DETENTION VARIANCE IS GRANTED. If the City grants a partial or full variance from the detention requirements of this chapter, the applicant shall pay a stormwater drainage improvement fee to compensate the City for costs associated with managing the additional surface runoff authorized by the variance. The fee shall equal two dollars (\$2.00) for each square foot of added impervious area permitted by the variance and shall be paid upon completion of construction.

161.05 BUILDING CONSTRUCTION. When a building is proposed on property located within or adjacent to a natural surface-water drainage area or swale, the site shall be designed to safely convey excess surface-water flow. The finished grade immediately adjoining the building shall be at least six inches above the controlling downstream elevation that restricts surface drainage. A swale or other approved overland overflow route shall be constructed and maintained on the property to convey excess runoff around the building without obstructing or unreasonably restricting flow through the natural drainage area.

161.06 MAINTENANCE AND OBSTRUCTIONS. Owners shall maintain private drainage facilities according to approved plans and agreement. No fill, structure, fence, or landscaping may impair an approved facility or overflow route without written city approval.

161.07 APPROVAL, ADMINISTRATION, ENFORCEMENT, AND APPEALS.

Drainage approval shall be obtained before work begins. Completed improvements shall be inspected, and required as-built information shall be submitted before final approval is granted.

Administration and technical review of this chapter shall be performed by the official designated by the City, with engineering review provided by the designated City Engineer when required.

Violations of this chapter may be enforced pursuant to Chapter 4, Municipal Infractions, of the Orange City Code of Ordinances.

Where a property or proposed development is subject to the floodplain requirements of Chapter 160, those requirements shall apply in addition to the requirements of this chapter. Zoning matters and zoning appeals governed by Chapter 165 shall continue to be administered pursuant to Chapter 165.

Appeals or requests for variances arising solely from the requirements of this chapter shall be submitted to and decided by Code Enforcement Officer in accordance with procedures established by the City.

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:
Second Reading:
Third Reading:

I certify that the foregoing was published as Ordinance No. 875 on the ____ day of _____, 20__.

City Clerk