NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	November 16, 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. Interim City Clerk
9. Unity Christian High Campaign Presentation
10. North Weiland Fourth Addition
    - Public hearing
    - Resolution accepting Final Plat and rezoning

11. Evensong Acres First Addition

    - Public hearing
    - Resolution accepting Final Plat and rezoning

12. $500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes, Series 2026B
    - Resolution amending the 'Resolution authorizing the issuance of $500,000 Taxable General Obligation Capital Loan Notes, Series 2026B, and levying a tax for the payment thereof' passed and approved on February 16, 2026, by substituting a new Resolution therefor, approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of $500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes, Series 2026B, and levying a tax to pay the Notes

13. Ordinance No. 875, an ordinance regulating stormwater drainage

14. Rental Inspection Ordinance – Set Public Hearing

15. Annual Urban Renewal Report for Fiscal Year 2025-2026

16. Administrative reports

17. Council Comments

18. Site visits

    - Pool
    - Water/Gas shop

19. 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.

Shawn Lancaster

Shawn Lancaster, Deputy City Clerk of the
City of Orange City, Iowa

COUNCIL MEETING
AGENDA NOTES
November 16, 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 November 2, 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 October 20, 2026 through November 13, 2026 is enclosed for your review. Exhibit 3

8. With Janet Brown's retirement, we need to appoint an Interim City Clerk. Shawn Lancaster is currently serving as Deputy City Clerk and we recommend appointing her interim City Clerk.

9. Unity Christian has begun construction on their new addition that includes a new industrial academic wing, cafeteria addition, and kitchen renovation. Wayne Dykstra will provide a presentation on the project and make a formal request for an economic development incentive from the City. The last incentive was a five-year, $50,000/year, from 2020-2025.

10. A public hearing will be held before considering approval of the proposed Final Plat of the North Weiland Fourth Addition. Planning and Zoning recommend that Council approve the Final Plat and rezoning from A-1 (Agricultural) to R-1 (Low-Density Residential). The proposed subdivision consists of six residential lots located along Frankfort Avenue NE, with access from 7th Street NE and 9th Street NE. Exhibit 4

11. A public hearing will be held before considering approval of the proposed Final Plat of the Evensong Acres First Addition. Planning and Zoning recommend that Council approve the Final Plat and rezoning from A-1 (Agricultural) to RS-1 (Residential Suburban). The proposed development consists of six residential lots with access from Olympia Avenue SE, including a cul-de-sac. Exhibit 5

12. The resolution authorizes the form of loan agreement and that we will levy Debt Service taxes to pay the notes off. This note 2026B for $ 500,000 is related to the area where Canal 2nd Addition is being developed by Vision Builders. This is in the NW REC electric territory, and they have allowed us to use their general fund program to borrow monies at zero percent interest for ten years. We did the public hearing for this note back in the early springtime, so this is the final piece of the note issue. We will close or receive the monies sometime in early December. The REC board approved the loan agreement at their October 29th meeting.

13. This will be the third reading of proposed Ordinance No. 875, an ordinance regulating stormwater drainage requirements. Exhibit 6

14. City staff has been considering a self-inspection option to include with our Rental Inspection Ordinance. This option would allow landlords and tenants to inspect the rental unit per the City's criteria. Both landlord and tenant would be required to sign off on the self-inspection. Because this is a change to an ordinance, we recommend council set a public hearing for the December 7 meeting.

15. The State requires any city with an Urban Renewal Plan and Urban Renewal Area in effect at any point during the fiscal year to complete an annual TIF Report, which explains all the revenues and expenditures for each tax district and how much the debt is for each district. Completion of this report is due by December 1st each year to the Iowa Department of Management. The report is long, so to save paper we have only put the summary page with the packet. We have emailed each of you a complete copy so you can see the details of the full report. Exhibit 7

16. Administrative reports

17. Council Comments

18. Site visits
    - Pool
    - Water/Gas shop

19. Adjournment

Scheduled Meetings/Important Dates:

December 7	Council Meeting, 4:30 P.M.
December 16	Employee Recognition Dinner, 5:30 P.M.
December 21	Council Meeting, 4:30 P.M.
January 4	Council Meeting, 4:30 P.M.
January 18	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
November 2, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on November 2, 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, Olivia Chapman, and Daron De Jong

Members Absent: Council members Mark Scallon and Bret Walinga

Staff: Janet Brown, Matt Van Schouwen, Jason Budden, and Ryan Mc Ewen

Guests: Sarah Weber, Mike Hofman, Ruth Roghair, Colin Brue, Kenton Vore, Mark Nyhoff, Doug Calsbeek, and Dan Roghair

Agenda: A motion was made by Council member Olivia Chapman 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: Olivia Chapman, 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 October 19, 2026 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Andrew Bloemendaal; NAYS: None.

Ordinance No. 875, an Ordinance Regulating Stormwater Drainage: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Olivia Chapman approving the second reading of proposed Ordinance No. 875, an ordinance regulating stormwater drainage. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None.

North Weiland Fourth Addition: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong setting 4:30 P.M. on November 16, 2026 as the time for a public hearing to consider the final plat and rezoning of the North Weiland Fourth Addition from A-1, Agricultural to R-1, Low Density. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Andrew Bloemendaal; NAYS: None.

Evensong Acres First Addition: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong setting 4:30 P.M. on November 16, 2026 as the time for a public hearing to consider the final plat and rezoning of the Evensong Acres First Addition from A-1, Agricultural to RS-1, Residential Suburban. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Andrew Bloemendaal; NAYS: None.

Electric Lineman Position: A motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal approving the hiring of Wesley Kruse for the Electric Lineman position. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Mark Scallon; NAYS: None.

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

Administrative Reports:
Scheduled Meetings/Important Dates:

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

Oral reports: Matt reminded everyone to vote tomorrow; shared land rent results for the next two years: Boerdery at $550/acre for 170 acres; Mason Horkey at $26.50/grass bail for 100 acres; P&Z approved moving forward with a rental self inspection option; will begin reports from partner organizations and city departments at next meeting; Orange City was listed as number 12 on the Anderson's list; thanked Janet for her years of service. Dan stated the fire department has been busy educating for Fire Prevention. Jason shared they are busy wrapping up projects before winter.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Andrew stated he is excited to see the Christmas decorations go up and thanked Janet. Mayor De Haan thanked Janet for her years of service to the city.

Adjournment: No further business appearing it was therefore moved by Council member Olivia Chapman and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Andrew Bloemendaal; NAYS: None. Adjournment time was 4:44 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 OCTOBER 31, 2026

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	$ 2,196,783.82	$1,921,339.49	$561,501.06	$ 3,556,622.25	$166,074.42	$3,722,696.67
Library	331,454.05	$52,295.57	$58,143.89	325,605.73	$12,380.25	$337,985.98
USDA- IRP Loan	124,555.65	$1,960.60		126,516.25		126,516.25
Cemetery Fund	52,199.70	2,400.00	4,554.69	50,045.01		50,045.01
Cemetery Fund- Perpetual Care	152,177.53	1,250.00		153,427.53		153,427.53
USDA- Revolving Loan Fund	630,166.09	2,313.43		632,479.52		632,479.52
Road Use Tax	1,283,652.27	71,272.67		1,354,924.94		1,354,924.94
Hotel/Motel Sales Tax	375,691.02	15,064.34		390,755.36		390,755.36
Tax Increment Financing						
Hawkeye TIF-125	1,567.33	23,514.06		25,081.39		25,081.39
Event Center TIF-126	0.00	949.56		949.56		949.56
Debt Service	573,936.97	881,698.58		1,455,635.55		1,455,635.55
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	(1,974,697.24)		4,496.00	(1,979,193.24)		(1,979,193.24)
Housing Capital Project-304	(1,429,165.33)	13,000.00	10,126.15	(1,426,291.48)		(1,426,291.48)
Industrial Park Capital Project-305	52,849.38			52,849.38		52,849.38
North Weiland Capital Project- 307	(12,250.00)		26,340.00	(38,590.00)		(38,590.00)
School Project- MOC-FV-308	310,936.47	17,215.89		328,152.36		328,152.36
Payroll Clearing	130,098.95		37,437.98	92,660.97	3,941.27	96,602.24
Electric	1,836,215.89	817,176.41	637,707.43	2,015,684.87	17,585.97	2,033,270.84
Water	2,242,139.41	293,354.78	75,212.40	2,460,281.79	1,396.06	2,461,677.85
Sewer	2,267,867.98	169,527.85	51,183.99	2,386,211.84	31.00	2,386,242.84
Gas	2,386,575.15	118,916.64	122,247.60	2,383,244.19	5,776.51	2,389,020.70
Total	$ 11,867,470.98	$4,403,249.87	$1,588,951.19	$14,681,769.66	$207,185.48	$14,888,955.14

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 11/13/2026 - 11/13/2026

Vendor Name	Description (Item)		Amount
Vendor: 00017 - AHLERS COONEY DORWEILER			
AHLERS COONEY DORWEILE	Legal Services		59.00
AHLERS COONEY DORWEILE	Legal Services		265.50
		Vendor 00017 - AHLERS COONEY DORWEILER Total:	**324.50**
Vendor: 00019 - Alex Air Apparatus 2 LLC.			
Alex Air Apparatus 2 LLC.	Supplies - OCFD		166.14
Alex Air Apparatus 2 LLC.	Annual Maintenance of Hurst Tools		706.00
		Vendor 00019 - Alex Air Apparatus 2 LLC. Total:	**872.14**
Vendor: 00049 - ARNOLD MOTOR SUPPLY			
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie		207.36
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie		536.74
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie		276.23
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie		67.66
		Vendor 00049 - ARNOLD MOTOR SUPPLY Total:	**1,087.99**
Vendor: 00069 - Beck Engineering Inc.			
Beck Engineering Inc.	Engineering Services		3,292.50
Beck Engineering Inc.	Engineering Services		1,630.00
Beck Engineering Inc.	Engineering Services		1,470.00
Beck Engineering Inc.	Engineering Services		577.50
Beck Engineering Inc.	Engineering Services		2,107.50
Beck Engineering Inc.	Engineering Services		4,825.00
		Vendor 00069 - Beck Engineering Inc. Total:	**13,902.50**
Vendor: 00097 - BOMGAARS SUPPLY			
BOMGAARS SUPPLY	Supplies- Acct 014-0002-0		364.28
BOMGAARS SUPPLY	Supplies- Acct 014-0002-0 Peat Moss		1,732.82
BOMGAARS SUPPLY	Supplies- Acct 014-0002-0		273.00
BOMGAARS SUPPLY	Supplies- Acct 014-0002-0		273.00
BOMGAARS SUPPLY	Supplies- Acct 014-380-0		365.80
		Vendor 00097 - BOMGAARS SUPPLY Total:	**3,008.90**
Vendor: VEN01175 - BZ Plumbing & Heating LLC			
BZ Plumbing & Heating LLC	City Hall Service Call- Hot Water Heater		198.73
		Vendor VEN01175 - BZ Plumbing & Heating LLC Total:	**198.73**

Vendor Name	Description (Item)	Amount
Vendor: 00155 - Catalyst Solutions Inc.		
Catalyst Solutions Inc.	IT Support for November	3,555.20
	Vendor 00155 - Catalyst Solutions Inc. Total:	**3,555.20**
Vendor: 00169 - CHESTERMAN CO.		
CHESTERMAN CO.	Pop for Event Center	138.25
	Vendor 00169 - CHESTERMAN CO. Total:	**138.25**
Vendor: VEN01321 - Cloudpermit Inc.		
Cloudpermit Inc.	Annual Dues for Permits	8,260.00
	Vendor VEN01321 - Cloudpermit Inc. Total:	**8,260.00**
Vendor: 00214 - D & L PLUMBING & HEATING		
D & L PLUMBING & HEATING	Winterize Pool	389.42
	Vendor 00214 - D & L PLUMBING & HEATING Total:	**389.42**
Vendor: VEN01650 - DeLoss Construction Inc.		
DeLoss Construction Inc.	Golf Carts for 7th Street Project	9,384.00
	Vendor VEN01650 - DeLoss Construction Inc. Total:	**9,384.00**
Vendor: 00254 - DGR Engineering		
DGR Engineering	West Substation Project	1,140.00
DGR Engineering	West Substation Project	1,084.00
DGR Engineering	Engineering Services	1,324.50
	Vendor 00254 - DGR Engineering Total:	**3,548.50**
Vendor: 00277 - Dutch American Museum		
Dutch American Museum	Economic Development Incentive- Roof	13,372.50
	Vendor 00277 - Dutch American Museum Total:	**13,372.50**
Vendor: 00263 - DUTCHMART FOODS		
DUTCHMART FOODS	Supplies	598.23
	Vendor 00263 - DUTCHMART FOODS Total:	**598.23**
Vendor: 00320 - ENVIRONMENTAL RESOURCE ASSOCIA		
ENVIRONMENTAL RESOURCE ASSOCIA	Water Testing	434.85
	Vendor 00320 - ENVIRONMENTAL RESOURCE ASSOCIA Total:	**434.85**
Vendor: 00331 - FAREWAY STORES INC		
FAREWAY STORES INC	Supples- City Acct	128.95
FAREWAY STORES INC	Supplies- Event Center Acct	196.01
	Vendor 00331 - FAREWAY STORES INC Total:	**324.96**
Vendor: 00356 - FOREMAN TIRE SERVICE		
FOREMAN TIRE SERVICE	Tires for OCFD- Rescue 63	3,538.60
	Vendor 00356 - FOREMAN TIRE SERVICE Total:	**3,538.60**

Vendor Name	Description (Item)	Amount
Vendor: 00358 - Foundation Analytical Laboratory Inc.		
Foundation Analytical Laboratory Inc.	Water Testing	479.50
Foundation Analytical Laboratory Inc.	Water Testing	352.00
	Vendor 00358 - Foundation Analytical Laboratory Inc. Total:	**831.50**
Vendor: 00361 - FRANK DUNN INC		
FRANK DUNN INC	Hot Mix Asphalt- Street	640.00
	Vendor 00361 - FRANK DUNN INC Total:	**640.00**
Vendor: VEN01726 - Goedken Monument Co.		
Goedken Monument Co.	Install new Foundation- Oolman	200.00
	Vendor VEN01726 - Goedken Monument Co. Total:	**200.00**
Vendor: 00412 - H&D Underground Inc.		
H&D Underground Inc.	Install 2" duct in Trench- Gas	2,845.80
	Vendor 00412 - H&D Underground Inc. Total:	**2,845.80**
Vendor: 00428 - HAWKINS INC.		
HAWKINS INC.	Chemicals	2,410.63
HAWKINS INC.	Chemicals	10.00
	Vendor 00428 - HAWKINS INC. Total:	**2,420.63**
Vendor: 00438 - Heiman Fire Equipment		
Heiman Fire Equipment	Ladders for OCFD- Acct 0010822	1,551.14
	Vendor 00438 - Heiman Fire Equipment Total:	**1,551.14**
Vendor: 00446 - HIEMSTRA LAWN CARE		
HIEMSTRA LAWN CARE	Weed Control and Mowing	15.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	1,087.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	460.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	2,875.00
	Vendor 00446 - HIEMSTRA LAWN CARE Total:	**4,437.00**
Vendor: 00459 - HOFMEYER ELECTRIC		
HOFMEYER ELECTRIC	City Hall - Comm. Room - Cable	172.40
	Vendor 00459 - HOFMEYER ELECTRIC Total:	**172.40**
Vendor: 00488 - Hydraulic Solutions		
Hydraulic Solutions	Truck Repairs- Street	36.75
	Vendor 00488 - Hydraulic Solutions Total:	**36.75**
Vendor: VEN01628 - Industrial Sales Co.		
Industrial Sales Co.	Supplies for Gas Department - Tape	837.13
	Vendor VEN01628 - Industrial Sales Co. Total:	**837.13**

Vendor Name	Description (Item)	Amount
Vendor: 00524 - IOWA INFORMATION INC.		
IOWA INFORMATION INC.	Advertising - City Acct	1,256.80
	Vendor 00524 - IOWA INFORMATION INC. Total:	**1,256.80**
Vendor: 00525 - IOWA LAW ENFORCEMENT ACADEMY		
IOWA LAW ENFORCEMENT ACADEMY	Police Training	25.00
	Vendor 00525 - IOWA LAW ENFORCEMENT ACADEMY Total:	**25.00**
Vendor: 00527 - IOWA ONE CALL		
IOWA ONE CALL	Locates for Oct 26	108.57
IOWA ONE CALL	Locates for Oct 26	325.73
	Vendor 00527 - IOWA ONE CALL Total:	**434.30**
Vendor: 00531 - IOWA RURAL WATER ASSN.		
IOWA RURAL WATER ASSN.	Annual Dues	475.00
	Vendor 00531 - IOWA RURAL WATER ASSN. Total:	**475.00**
Vendor: 00559 - JESCO		
JESCO	Electrical Supplies	155.30
	Vendor 00559 - JESCO Total:	**155.30**
Vendor: 00564 - JOES TV & APPLIANCE		
JOES TV & APPLIANCE	Disposal of Appliance- Freon	35.00
	Vendor 00564 - JOES TV & APPLIANCE Total:	**35.00**
Vendor: 00422 - Kelderman Klean Inc.		
Kelderman Klean Inc.	Cleaning of Event Center- October	1,855.65
	Vendor 00422 - Kelderman Klean Inc. Total:	**1,855.65**
Vendor: 00602 - KLAY VELDHUIZEN BINDNER DEJONG		
KLAY VELDHUIZEN BINDNER DEJONG	Legal Services	1,707.50
KLAY VELDHUIZEN BINDNER DEJONG	Legal Services	1,707.50
	Vendor 00602 - KLAY VELDHUIZEN BINDNER DEJONG Total:	**3,415.00**
Vendor: 00614 - Koons Gas Measurement		
Koons Gas Measurement	Gas Meter Supplies	802.93
	Vendor 00614 - Koons Gas Measurement Total:	**802.93**
Vendor: 00615 - Kopetsky's Ace Hardware		
Kopetsky's Ace Hardware	Supplies- Acct 6001	531.84
Kopetsky's Ace Hardware	Supplies- Acct 6000	264.58
Kopetsky's Ace Hardware	Supplies- Acct 6000	275.00
	Vendor 00615 - Kopetsky's Ace Hardware Total:	**1,071.42**

Vendor Name	Description (Item)		Amount
Vendor: 00632 - KSOU- AM/FM			
KSOU- AM/FM	Advertising		1,643.25
		Vendor 00632 - KSOU- AM/FM Total:	**1,643.25**
Vendor: 00707 - MIDAMERICAN ENERGY			
MIDAMERICAN ENERGY	Utilities		300.42
MIDAMERICAN ENERGY	Utilities		29.93
MIDAMERICAN ENERGY	Utilities		12.39
MIDAMERICAN ENERGY	Utilities		377.68
		Vendor 00707 - MIDAMERICAN ENERGY Total:	**720.42**
Vendor: VEN01514 - Midwest Fire Inc.			
Midwest Fire Inc.	Truck 66- Strap Kit Repair		180.72
		Vendor VEN01514 - Midwest Fire Inc. Total:	**180.72**
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES			
MISSOURI RIVER ENERGY SERVICES	Oil Sampling Services- Electric Transformers		2,769.40
MISSOURI RIVER ENERGY SERVICES	AMI Meter Count		610.60
		Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:	**3,380.00**
Vendor: 00764 - NAPA Truck & Auto			
NAPA Truck & Auto	Vehicle Maintenance Supplie		234.96
NAPA Truck & Auto	Vehicle Maintenance Supplie		771.19
NAPA Truck & Auto	Vehicle Maintenance Supplie		3.47
NAPA Truck & Auto	Vehicle Maintenance Supplie		62.04
		Vendor 00764 - NAPA Truck & Auto Total:	**1,071.66**
Vendor: 00767 - NEAL CHASE LUMBER			
NEAL CHASE LUMBER	Supplies- Street		173.74
		Vendor 00767 - NEAL CHASE LUMBER Total:	**173.74**
Vendor: 00776 - Nice Rink			
Nice Rink	Ice Rink Liner		1,754.19
		Vendor 00776 - Nice Rink Total:	**1,754.19**
Vendor: 00691 - Nippon Sanso Matheson Inc.			
Nippon Sanso Matheson Inc.	Welding Supplies		74.34
		Vendor 00691 - Nippon Sanso Matheson Inc. Total:	**74.34**
Vendor: 00777 - No Streaking Window Cleaning			
No Streaking Window Cleaning	Clean Windows at Stadcentrum		237.54
No Streaking Window Cleaning	Clean Windows at City Hall		98.00
No Streaking Window Cleaning	Clean Windows at Event Center		212.93
		Vendor 00777 - No Streaking Window Cleaning Total:	**548.47**

Vendor Name	Description (Item)	Amount
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP		
NORTH WEST RURAL ELECTRIC COOP	Electricity for Wells	72.85
	Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP Total:	**72.85**
Vendor: 00797 - NOTEBOOM ELECTRIC		
NOTEBOOM ELECTRIC	Service Call- West Substation	170.00
NOTEBOOM ELECTRIC	Service Call to Event Center	255.68
	Vendor 00797 - NOTEBOOM ELECTRIC Total:	**425.68**
Vendor: 00798 - NOTEBOOM OIL COMPANY		
NOTEBOOM OIL COMPANY	Tire Repairs- Utility Acct	86.13
	Vendor 00798 - NOTEBOOM OIL COMPANY Total:	**86.13**
Vendor: VEN01563 - OK One Stop		
OK One Stop	New Tires for Street Payload	12,920.00
	Vendor VEN01563 - OK One Stop Total:	**12,920.00**
Vendor: 00824 - ONE OFFICE SOLUTION		
ONE OFFICE SOLUTION	Office Supplies	202.27
	Vendor 00824 - ONE OFFICE SOLUTION Total:	**202.27**
Vendor: 00832 - ORANGE CITY ARTS COUNCIL		
ORANGE CITY ARTS COUNCIL	Budget Amount	25,000.00
	Vendor 00832 - ORANGE CITY ARTS COUNCIL Total:	**25,000.00**
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM		
ORANGE CITY HEALTH SYSTEM	Drug Testing	64.00
ORANGE CITY HEALTH SYSTEM	Drug Testing	79.00
ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
	Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:	**2,409.67**
Vendor: 00842 - ORANGE CITY PLUMBING & HEATING		
ORANGE CITY PLUMBING & HEATING	Copper for Water Departme	1,170.00
	Vendor 00842 - ORANGE CITY PLUMBING & HEATING Total:	**1,170.00**
Vendor: 00843 - ORANGE CITY SANITATION		
ORANGE CITY SANITATION	Refuse Hauling Charges	40,808.58
ORANGE CITY SANITATION	Utilities at Event Center	189.45
	Vendor 00843 - ORANGE CITY SANITATION Total:	**40,998.03**
Vendor: 00845 - OTIS ELEVATOR INC.		
OTIS ELEVATOR INC.	Elevator - Service Contract	8,182.68
	Vendor 00845 - OTIS ELEVATOR INC. Total:	**8,182.68**

Vendor Name	Description (Item)	Amount
Vendor: VEN01568 - Phelps Uniform Specialists		
Phelps Uniform Specialists	Laundry Supplies	37.45
	Vendor VEN01568 - Phelps Uniform Specialists Total:	**37.45**
Vendor: 00878 - PLUIM PUBLISHING		
PLUIM PUBLISHING	Advertising and Supplies	1,267.49
PLUIM PUBLISHING	Advertising and Supplies	750.00
PLUIM PUBLISHING	Advertising and Supplies	750.00
PLUIM PUBLISHING	Advertising and Supplies	2,609.00
PLUIM PUBLISHING	Advertising and Supplies	750.00
PLUIM PUBLISHING	Fire Prevention Week- Fire Acct	446.25
	Vendor 00878 - PLUIM PUBLISHING Total:	**6,572.74**
Vendor: 00898 - Prairie Winds Event Center		
Prairie Winds Event Center	Rental - 10/28/26- MRES	400.00
	Vendor 00898 - Prairie Winds Event Center Total:	**400.00**
Vendor: 00904 - Premier Communications		
Premier Communications	Telephone- Event Center	250.87
Premier Communications	Telephone for City Hall	511.26
	Vendor 00904 - Premier Communications Total:	**762.13**
Vendor: 00915 - Quadient Finance USA Inc.		
Quadient Finance USA Inc.	Postage	1,202.75
	Vendor 00915 - Quadient Finance USA Inc. Total:	**1,202.75**
Vendor: 00916 - Quadient Leasing USA INC		
Quadient Leasing USA INC	Sealing Kit	39.00
	Vendor 00916 - Quadient Leasing USA INC Total:	**39.00**
Vendor: 00935 - REGIONAL TRANSIT AUTHORITY		
REGIONAL TRANSIT AUTHORITY	Dial A Ride	8,750.00
	Vendor 00935 - REGIONAL TRANSIT AUTHORITY Total:	**8,750.00**
Vendor: 00936 - REHAB SYSTEMS INC.		
REHAB SYSTEMS INC.	Manhole Rehab	12,591.20
	Vendor 00936 - REHAB SYSTEMS INC. Total:	**12,591.20**
Vendor: 00964 - Royal Publishing Inc.		
Royal Publishing Inc.	Advertising - MOC & Unity	135.00
	Vendor 00964 - Royal Publishing Inc. Total:	**135.00**
Vendor: 00971 - Sam LLC		
Sam LLC	GIS Mapping- Garbage Route	3,600.00
	Vendor 00971 - Sam LLC Total:	**3,600.00**
Vendor: 00974 - SANITATION PRODUCTS		
SANITATION PRODUCTS	Repairs to Street Sweeper	486.43

Vendor Name	Description (Item)	Amount
SANITATION PRODUCTS	Repairs to Street Sweeper	593.33
	Vendor 00974 - SANITATION PRODUCTS Total:	**1,079.76**
Vendor: 00982 - Scheels Sporting Goods		
Scheels Sporting Goods	Ammo for Police- OCPD	1,088.31
	Vendor 00982 - Scheels Sporting Goods Total:	**1,088.31**
Vendor: VEN01352 - Schwebach Tree Services LLC		
Schwebach Tree Services LLC	Tree Removal - 38 Trees	20,222.00
	Vendor VEN01352 - Schwebach Tree Services LLC Total:	**20,222.00**
Vendor: VEN01677 - Sioux County Farm Bureau		
Sioux County Farm Bureau	Dutch Front - Remodel	13,603.14
	Vendor VEN01677 - Sioux County Farm Bureau Total:	**13,603.14**
Vendor: 01029 - SIOUX COUNTY RECORDER		
SIOUX COUNTY RECORDER	Recording Fees	52.00
SIOUX COUNTY RECORDER	Recording Fees	189.00
	Vendor 01029 - SIOUX COUNTY RECORDER Total:	**241.00**
Vendor: 01032 - SIOUX COUNTY TREASURER		
SIOUX COUNTY TREASURER	Property Taxes	681.00
	Vendor 01032 - SIOUX COUNTY TREASURER Total:	**681.00**
Vendor: 01033 - SIOUX OIL COMPANY		
SIOUX OIL COMPANY	Fuel	2,092.44
SIOUX OIL COMPANY	Fuel	3,477.60
SIOUX OIL COMPANY	Fuel	3,463.66
	Vendor 01033 - SIOUX OIL COMPANY Total:	**9,033.70**
Vendor: 01038 - SIOUXLAND PRESS		
SIOUXLAND PRESS	Fire Prevention Week - Advertising	172.00
	Vendor 01038 - SIOUXLAND PRESS Total:	**172.00**
Vendor: VEN01683 - Siouxland Trailer Sales		
Siouxland Trailer Sales	2027 Smithco 17' truck Box	53,450.00
	Vendor VEN01683 - Siouxland Trailer Sales Total:	**53,450.00**
Vendor: 01040 - SKARSHAUG TESTING LAB		
SKARSHAUG TESTING LAB	Glove Testing- Electrical	297.35
	Vendor 01040 - SKARSHAUG TESTING LAB Total:	**297.35**
Vendor: VEN01539 - Snieder Rentals LLC		
Snieder Rentals LLC	Storage Rental- Breakers-Electric	220.00
	Vendor VEN01539 - Snieder Rentals LLC Total:	**220.00**

Vendor Name	Description (Item)	Amount
Vendor: 01056 - Southern Sioux Co. Rural Water		
Southern Sioux Co. Rural Water	Monthly Customer Accts	1,344.00
	Vendor 01056 - Southern Sioux Co. Rural Water Total:	**1,344.00**
Vendor: VEN01355 - Spark's Door Hardware & Locksmith Inc.		
Spark's Door Hardware & Locksmith Inc.	Replace Door Locks for Parks Department	720.00
	Vendor VEN01355 - Spark's Door Hardware & Locksmith Inc. Total:	**720.00**
Vendor: VEN01582 - Spectrum Paint Inc.		
Spectrum Paint Inc.	Paint Supplies	197.13
	Vendor VEN01582 - Spectrum Paint Inc. Total:	**197.13**
Vendor: 01060 - Spireworks		
Spireworks	October - Service Invoice	1,050.00
Spireworks	October - Service Invoice	2,050.00
Spireworks	Website - Remodel	1,972.50
	Vendor 01060 - Spireworks Total:	**5,072.50**
Vendor: VEN01344 - SRC Overhead Doors		
SRC Overhead Doors	Service Doors at Street Shop	722.14
	Vendor VEN01344 - SRC Overhead Doors Total:	**722.14**
Vendor: 01090 - Super Hi-Tech		
Super Hi-Tech	Cell Phone Case and Irrigation at Landsmeer	59.99
Super Hi-Tech	Cell Phone Case and Irrigation at Landsmeer	400.00
	Vendor 01090 - Super Hi-Tech Total:	**459.99**
Vendor: 01093 - SWIFT AIR INC.		
SWIFT AIR INC.	Service Call to City Hall	3,712.06
	Vendor 01093 - SWIFT AIR INC. Total:	**3,712.06**
Vendor: 01101 - Team Company Inc.		
Team Company Inc.	T-shirts	42.00
	Vendor 01101 - Team Company Inc. Total:	**42.00**
Vendor: 01116 - Thompson Automation & Specialty Services		
Thompson Automation & Specialty Services	Service Call to SW Well # 4	130.00
Thompson Automation & Specialty Services	Service Call - Lift Station Alarms	545.00
	Vendor 01116 - Thompson Automation & Specialty Services Total:	**675.00**
Vendor: 01125 - TK Elevator Inc.		
TK Elevator Inc.	Elevator Service - Event Center	242.11
	Vendor 01125 - TK Elevator Inc. Total:	**242.11**

Vendor Name	Description (Item)	Amount
Vendor: VEN01320 - T-Mobile		
T-Mobile	Hot Spots for Police and Ipads- GIS	216.60
T-Mobile	Hot Spots for Police and Ipads- GIS	1,305.78
	Vendor VEN01320 - T-Mobile Total:	**1,522.38**
Vendor: 01130 - Town & Country Implement Inc.		
Town & Country Implement Inc.	Battery for Water Department-	607.30
	Vendor 01130 - Town & Country Implement Inc. Total:	**607.30**
Vendor: VEN01482 - Trevor Gries		
Trevor Gries	Expense Reimbursement	176.43
	Vendor VEN01482 - Trevor Gries Total:	**176.43**
Vendor: 01143 - Tulip Town Bulb Co.		
Tulip Town Bulb Co.	Tulips	17,642.95
	Vendor 01143 - Tulip Town Bulb Co. Total:	**17,642.95**
Vendor: 01148 - U S POSTMASTER		
U S POSTMASTER	First Class Pre-sort Permit	390.00
	Vendor 01148 - U S POSTMASTER Total:	**390.00**
Vendor: 01153 - ULine		
ULine	Cleaning Supplies	483.00
	Vendor 01153 - ULine Total:	**483.00**
Vendor: 01157 - Unity Point Health		
Unity Point Health	2026 Annual Fee - 29 Employees- DOT	391.00
	Vendor 01157 - Unity Point Health Total:	**391.00**
Vendor: 01225 - Van's Implement LTD		
Van's Implement LTD	Belt for Mower - Parks	159.59
	Vendor 01225 - Van's Implement LTD Total:	**159.59**
Vendor: VEN01727 - Vehicle Response Training LLC		
Vehicle Response Training LL	Fire Training	84.07
	Vendor VEN01727 - Vehicle Response Training LLC Total:	**84.07**
Vendor: 00044 - VESTIS Inc		
VESTIS Inc	Supplies for Event Center	1,002.72
VESTIS Inc	Supplies for Event Center	578.37
	Vendor 00044 - VESTIS Inc Total:	**1,581.09**
Vendor: 01282 - WESCO DISTRIBUTION INC		
WESCO DISTRIBUTION INC	Electrical Materials	4,558.20
	Vendor 01282 - WESCO DISTRIBUTION INC Total:	**4,558.20**

Vendor Name	Description (Item)		Amount
Vendor: VEN01131 - Wielenga Properties LLC			
Wielenga Properties LLC	Electrical - Couplings 2 4"		148.67
		Vendor VEN01131 - Wielenga Properties LLC Total:	**148.67**
Vendor: 01299 - WILLIAMS & CO			
WILLIAMS & CO	Audit Services		12,029.25
WILLIAMS & CO	Audit Services		12,029.25
WILLIAMS & CO	Audit Services		12,029.25
WILLIAMS & CO	Audit Services		12,029.25
		Vendor 01299 - WILLIAMS & CO Total:	**48,117.00**
Vendor: VEN01447 - Wyatt Dagel			
Wyatt Dagel	Cell Phone Reimbursement		300.00
		Vendor VEN01447 - Wyatt Dagel Total:	**300.00**
		Grand Total:	**410,979.26**

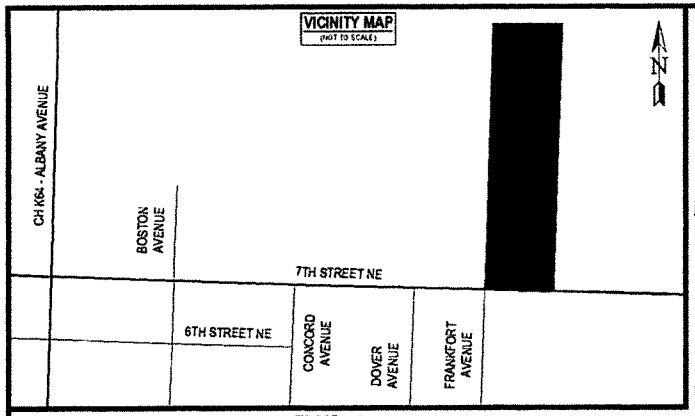
FINAL PLAT
NORTH WEILAND, FOURTH ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

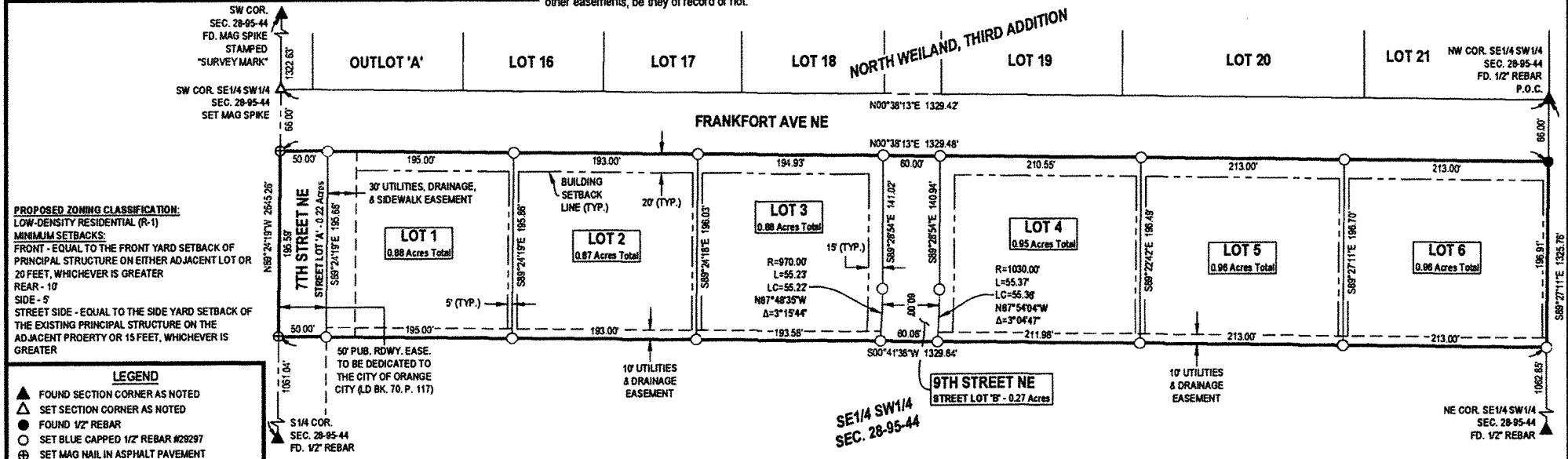
A SUBDIVISION OF PART OF THE SE1/4 OF THE SW1/4 OF SECTION 28, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA

Legal Description of North Weiland, Fourth Addition:

Part of the SE1/4 of the SW1/4 of Section 28, Township 95 North, Range 44 West of the 5th P.M., Sioux County, Iowa, more particularly described as follows:

COMMENCING at the NW Corner of said SE1/4 of the SW1/4; thence S89°27'11"E on the North line of said SE1/4 of the SW1/4 a distance of 66.00 feet to the NE Corner of North Weiland, Third Addition as shown on the Final Plat thereof recorded as Instr: #2024-04972, located in the Sioux County Recorder's Office, said point being the POINT OF BEGINNING; thence continuing S89°27'11"E on said North Line a distance of 196.91 feet; thence S00°41'38"W a distance of 1,329.64 feet to the South line of said SE1/4 of the SW1/4; thence N89°24'19"W on said South line a distance of 195.59 feet to the SE Corner of said North Weiland, Third Addition; thence N00°38'13"E on the East line of said North Weiland, Third Addition a distance of 1,329.48 feet to the POINT OF BEGINNING, containing a total of 5.99 acres inclusive of 0.22 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.





PROPOSED ZONING CLASSIFICATION:
LOW-DENSITY RESIDENTIAL (R-1)

MINIMUM SETBACKS:
FRONT - EQUAL TO THE FRONT YARD SETBACK OF PRINCIPAL STRUCTURE ON EITHER ADJACENT LOT OR 20 FEET, WHICHEVER IS GREATER
REAR - 10'
SIDE - 5'
STREET SIDE - EQUAL TO THE SIDE YARD SETBACK OF THE EXISTING PRINCIPAL STRUCTURE ON THE ADJACENT PROERTY OR 15 FEET, WHICHEVER IS GREATER

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER AS NOTED
- ● FOUND 1/2" REBAR
- ○ SET BLUE CAPPED 1/2" REBAR #29297
- ⊕ SET MAG NAIL IN ASPHALT PAVEMENT
- ♦ COMPUTED POINT - NOTHING FOUND OR SET
- ( ) RECORD DIMENSION

PROFESSIONAL LAND SURVEYOR
SAMUEL M. BASSETT
29297
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. Pages or sheets covered by this seal: X

FOR COUNCIL REVIEW ONLY
10-08-2026

Samuel M. Bassett, P.L.S. #29297
Date:
License number 29297 My license renewal date is 12/31/2027
Pages or sheets covered by this seal: X

OWNER / SUBDIVIDER
CITY OF ORANGE CITY

SURVEYOR
SAMUEL M. BASSETT
BECK ENGINEERING, INC.
806 HARTFORD PL. SE
ORANGE CITY, IOWA 51041

PROPOSED ZONING DISTRICT:
CITY OF ORANGE CITY
LOW-DENSITY RESIDENTIAL (R-1)

SURVEYOR'S NOTES:
1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. ANY DOCUMENTS REFERENCED ON THIS FINAL PLAT ARE LOCATED IN THE SIOUX COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
0 50 100
(1" = 100')

BEI PROJECT #: E26063

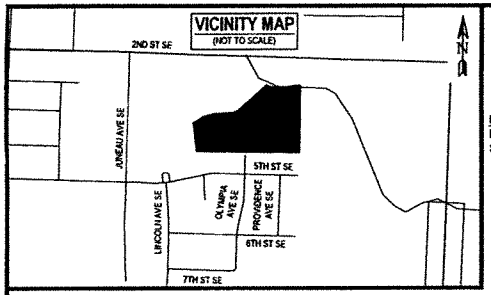
BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

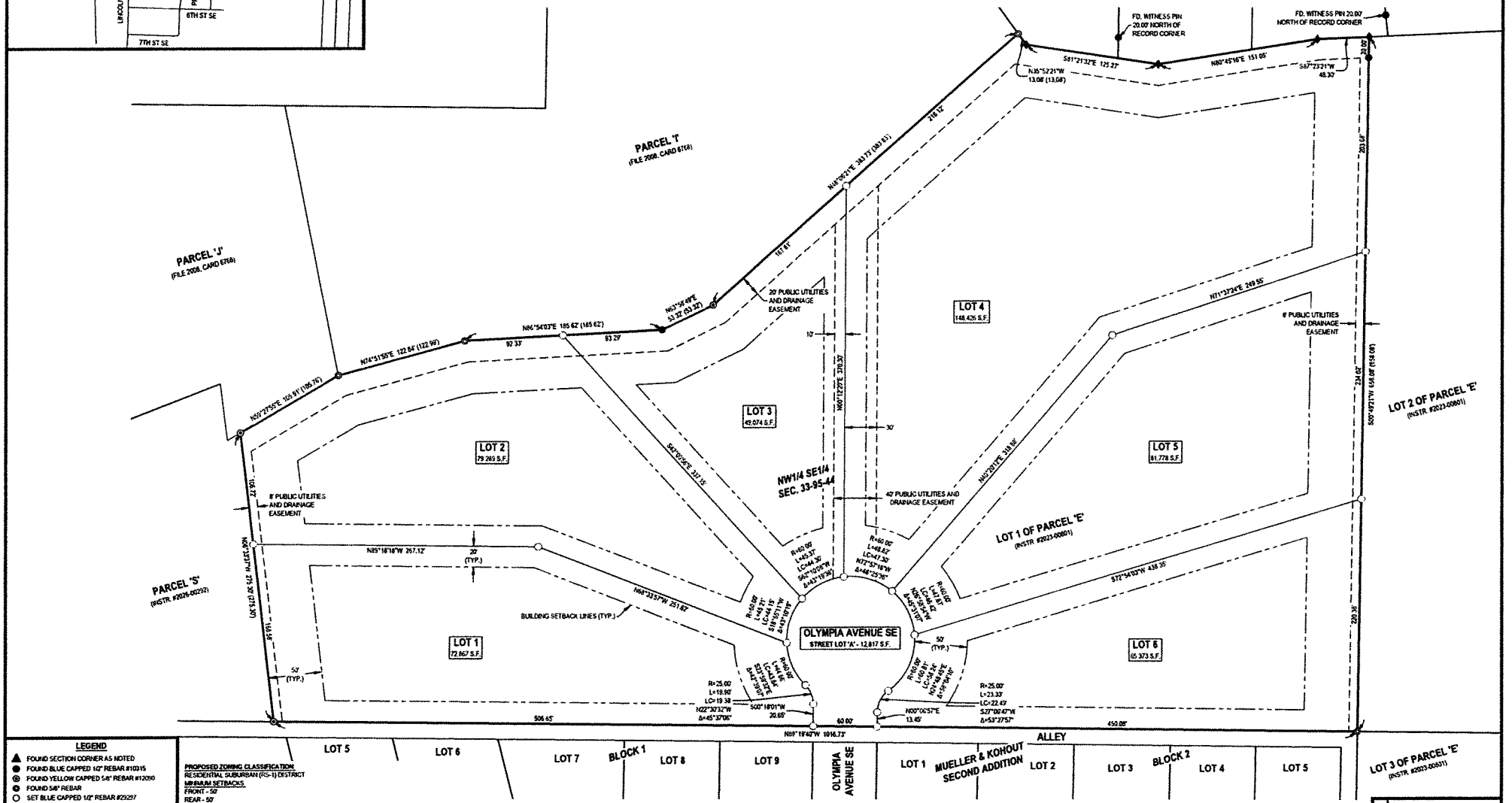
EXHIBIT 4

FINAL PLAT
EVENSONG ACRES FIRST ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

A SUBDIVISION OF THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA.

Legal Description of Evensong Acres First Addition:
Lot 1 of Parcel 'E' as shown on a Plat of Survey recorded as Instr. #2023-00801, located in the Sioux County Recorder's Office, in the NW1/4 of the SE1/4 of Section 33, Township 95 North, Range 44 West of the 5th P.M., City of Orange City, Sioux County, Iowa, containing 11.58 acres and being subject to any and all easements, be they of record or not.





LEGEND
- ▲ FOUND SECTION CORNER AS NOTED
- ● FOUND BLUE CAPPED 1/2" REBAR #10315
- ◉ FOUND YELLOW CAPPED 5/8" REBAR #12050
- ◉ FOUND 5/8" REBAR
- ○ SET BLUE CAPPED 1/2" REBAR #29297
- ♦ COMPUTED POINT - NOTHING FOUND OR SET
- ( ) RECORD DIMENSION

PROPOSED ZONING CLASSIFICATION
RESIDENTIAL SUBURBAN (RS-1) DISTRICT
MINIMUM SETBACKS:
FRONT - 50'
REAR - 50'
SIDE - 20'
STREET SIDE - 35'

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Pages or sheets covered by this seal: 1

SAMUEL M. BASSETT 29297 IOWA PROFESSIONAL LAND SURVEYOR

FOR CITY COUNCIL REVIEW ONLY
10-08-2025

Samuel M. Bassett, P.L.S. #29297
My license renewal date is 12/31/2027

OWNER / SUBDIVIDER
MARK C. & JANELLE R. VOLKERS

SURVEYOR
SAMUEL M. BASSETT
BECK ENGINEERING, INC.
806 HARTFORD PL. SE
ORANGE CITY, IOWA 51041

PROPOSED ZONING DISTRICT:
CITY OF ORANGE CITY
RESIDENTIAL SUBURBAN (RS-1)

SURVEYOR'S NOTES:
1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. ANY DOCUMENTS REFERENCED ON THIS FINAL PLAT ARE LOCATED IN THE SIOUX COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.
3. MONUMENTS WILL BE PLACED AT ALL CORNERS AS SHOWN WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

GRAPHIC SCALE
0 30 60
(1" = 60')

BEI PROJECT #: E22083

BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

EXHIBIT 5

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 16th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

First Reading: October 19, 2026
Second Reading: November 2, 2026
Third Reading: November 16, 2026

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

_____
City Clerk

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: ORANGE CITY
Local Government Number: 84G808

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ORANGE CITY AREA 1 URBAN RENEWAL	84048	4
ORANGE CITY AREA 13 PUNT-CAMBIER URBAN RENEWAL	84051	1
ORANGE CITY AREA 17 DOWNTOWN URBAN RENEWAL	84059	1
ORANGE CITY AREA 18 HIGHWAY 10 EAST URBAN RENEWAL	84060	10
ORANGE CITY AREA 19 INDUSTRIAL PARK URBAN RENEWAL	84061	15
ORANGE CITY AREA EIGHTH STREET CORRIDOR URBAN RENEWAL	84067	5

TIF Debt Outstanding: **195,400**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**1,379,026**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	126,508		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	317,566		
Total Revenue:	**444,074**		
Rebate Expenditures:	61,350		
Non-Rebate Expenditures:	999,220		
Returned to County Treasurer:	0		
Total Expenditures:	**1,060,570**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**762,530**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **-1,627,700**