

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: October 19, 2020

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

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

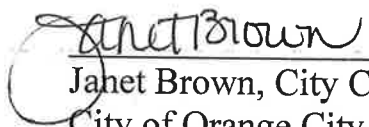
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

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. Nassau site concept plan
 - Public hearing
 - Approval of Nassau site concept plan
9. Sale of City owned property
 - Public hearing
 - Resolution ratifying and authorizing disposal of municipally owned property

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10. Puddle Jumper Residential Urban Renewal Plan
 - Consideration of TIF Ordinance for Amendment No. 6 Subarea
11. Resolution approving the Iowa Department of Transportation Agreement for Traffic Safety Improvement Funding
12. Native Wine License renewal application
13. Industrie Centrum 7th Addition Electric Service
14. Administrative reports
15. Council comments
16. Adjournment

This notice is given at the direction of the Mayor pursuant to Chapter 28A, Iowa Code, as amended, and the local rules of said governmental body.



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

COUNCIL MEETING
AGENDA NOTES
October 19, 2020

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, 2020 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, 2020 through October 19, 2020 is enclosed for your review. Exhibit 3
8. This is the published time and place to hold a public hearing before considering approval of the proposed site concept plat of the Nassau Addition. Planning and Zoning is recommending that the City Council approve the site concept plat of this subdivision. The purpose of this public hearing is not to approve the Nassau Addition but approve the site concept plat for the development of the new MOC-FV Elementary school location. Exhibit 4
9. This is the published time to hold a public hearing on the sale of property to the Orange City Development Corporation so they can create a 3.6 acre commercial lot. After the hearing, the Council will need to adopt a resolution approving the sale of the property.
10. This will be the second reading of proposed Ordinance No. 823, the TIF ordinance for the Amendment No. 6 subarea to the Puddle Jumper Residential Urban Renewal Plan.
11. The Council needs to adopt a resolution to approve the agreement with the Iowa Department of Transportation for the Traffic Safety Improvement Program Funding of \$200,00 for the installation of stoplights at the Highway 10 and Lincoln Avenue intersection. The agreement outlines responsibilities of each party.
12. We have received a renewal application for a Class B Native Wine License as submitted by Vanden Hul Fine Meats and Locker. Everything is in order.
13. The Industrie Centrum 7th Addition will be served by MidAmerican Energy. As part of MidAmerican's policy for providing power, the customer/developer requesting power must fund the infrastructure. We have been working with MidAmerican to provide power to 16th St, the new Hillcrest Apartments, and the new bus barn. The cost for these improvements is estimated to be \$17,640.51. Attached is an agreement that we are required to sign prior to construction. A similar agreement will be presented at a future date for the Puddle Jumper 10th Addition. Exhibit 5

14. Administrative reports:

Scheduled Meetings:

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.

If you would like additional information about an agenda item or another issue, that would help you or the council as a whole, please feel free to let me know so I can either get it to you by email or by report at the meeting.

Earl Woudstra
City Office **712-707-4885**
Cell phone **712-737-7115**
Email **earlw@orangecityiowa.com**

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on October 5, 2020. A quorum was declared by Mayor Deb De Haan. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Aaron Beadner, Daron De Jong, Steve Roesner, and Tony Vande Brake

Members Absent: Council member Rod De Boer

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Mark Gaul, Kent Anderson, and Matt Van Schouwen

Guests: Doug Calsbeek, John Slegers, Wade Hofland, Ryan Beukelman, Sharon Vermeer, and Char Ten Clay

Agenda: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

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

Approval of Minutes: The minutes of September 21, 2020 council meeting were presented. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Steve Roesner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Steve Roesner, Aaron Beadner, Daron De Jong; NAYS: None.

Orange City Arts Council: Sharon Vermeer, Chairman of the Orange City Arts Council Board, provided an update on upcoming activities they have scheduled. They will also be moving their offices in with the Orange City Chamber by November 1. No official action was taken.

Ordinance Extending the Designation of Urban Revitalization Area Nos. 8-92, 9-92, and 10-92: A motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving the first reading of proposed Ordinance No. 822, an ordinance designating the two year residential tax abatement retroactive to December 31, 2016 and extending the abatement until December 31, 2026, along with clarifying the lots purchased from the City of Orange City zoned as R-1, Low Density Residential do not qualify. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner to waive the second and third reading of proposed Ordinance No. 822. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting Ordinance No. 822, an ordinance designating the two year residential tax abatement retroactive to December 31, 2016 and extending the abatement until December 31, 2026, along with clarifying the lots purchased from the City of Orange City zoned as R-1, Low Density Residential do not qualify. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Daron De Jong, Steve Roesner; NAYS: None.

Puddle Jumper Residential Urban Renewal Plan: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution Nunc Pro Tunc correcting a scrivener's error in the legal description of the Amendment No. 6 Subarea included in Amendment No. 6 to the Puddle Jumper Residential Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None. The resolution was assigned number 12-3-18-1853-A and appears in the official resolution book.

A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the first reading of proposed Ordinance No. 823, an

ordinance amending Ordinance Nos. 673, 689, 741, 760, and 792, providing that general property taxes levied and collected each year on all property located within the amended Puddle Jumper Residential Urban Renewal Area be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Puddle Jumper Residential Urban Renewal Area (Amendment No. 6 to the Puddle Jumper Residential Urban Renewal Plan). On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Resolution Setting a Public Hearing for the Sale of City Owned Property: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong setting 4:30 o'clock P.M. on October 19, 2020 as the time for a public hearing to consider the sale of City owned property to the Orange City Development Corporation. OCDC is working to create a 3.6 acre commercial lot to be made available for sale. OCDC currently owns the property along Highway 10 which used to be the MOC/FV administration building. The City of Orange City owns the property where the MOC/FV bus facility is located and land where Vander Pol Excavating is located. OCDC would like to acquire the bus facility property and 1.5 acres of the former Vander Pol property in order to create the 3.6 acre lot. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None. The resolution was assigned number 10-5-20-1921 and appears in the official resolution book.

Set Date for Public Hearing for the Approval of the Site Concept Plan: A motion was made by Council member Steve Roesner and duly seconded by Council member Aaron Beadner setting 4:30 o'clock P.M. on October 19, 2020 as the time to consider the site concept plan for the new MOC-FV elementary school and residential districts. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Dutch Front Exemption: Iowa State Bank applied for a Dutch front exemption for their building at 123 Albany Ave SE. The current Dutch front is rotten and is in the process of being removed. Their plan is to make this building compliment their bank building on the corner of Albany Avenue and 1st Street, along with a courtyard area in between the buildings. This remodeling requires an exemption since it is not considered a Dutch front. The Council discussed the investment they are making in the building, they are not looking for matching funds, they were looking for something lower maintenance than wood, they feel the proposed drawings compliment the bank building which is considered Dutch. After some discussion, a motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong granting a Dutch front exemption for the Iowa State building located at 123 Albany Ave SE. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner; NAYS: None; ABSTAINED: Steve Roesner.

Library Board Appointment: Upon the recommendation of Mayor De Haan, a motion was made by Council member Steve Roesner and duly seconded by Council member Daron De Jong approving the appointment of John Buntsma to the Library Board. John will replace Brent Phillipsen, whose term expired July 1, 2020. On call of the roll motion carried. The vote was as follows: AYES: Steve Roesner, Daron De Jong, Aaron Beadner, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

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: Earl reported on the pool sandblasting and painting; trail enhancement fund raising; street department tore out rock for the museum project; security cameras in parks. Kurt shared that a draft of the rental housing program has gone out to landlords. Matt reported that 5th Street is open; the alley project should be accessible by the end of the week; hope to see some paving this week in the Puddle Jumper 10th and Industrie Centrum project; reviewing with DGR the water infrastructure; will be hiring a new electric lineman. Mark reviewed the meetings taking place on November 11 and 12 for the community planning.

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

Adjournment: No further business appearing it was therefore moved by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None. Adjournment time was 5:28 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, 2020

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 716,264.50	\$349,463.50	\$506,224.98	\$ 559,503.02	\$97,815.79	\$657,318.81
Library	293,870.56	\$56,250.73	\$33,758.22	316,363.07	\$631.82	\$316,994.89
USDA- IRP Loan	38,213.57	\$2,791.87		41,005.44		41,005.44
Cemetery Fund	42,121.94	1,450.00	16.41	43,555.53		43,555.53
Cemetery Fund- Perpetual Care	113,673.29	80.19		113,753.48		113,753.48
USDA- Revolving Loan Fund	265,190.83	14,337.04		279,527.87		279,527.87
Road Use Tax	276,316.26	85,267.02		361,583.28		361,583.28
Hotel/Motel Sales Tax	225,383.87		17,853.00	207,530.87		207,530.87
Tax Increment Financing						
Event Center TIF	143,640.77	13,779.65		157,420.42		157,420.42
Housing TIF	(327,752.27)	88,211.44	188,905.81	(428,446.64)		(428,446.64)
Industrial Park TIF	341,006.37	6,387.42	135,322.11	212,071.68		212,071.68
Hawkeye TIF	125,284.62	2,644.46		127,929.08		127,929.08
Debt Service	176,196.42	144,658.17		320,854.59		320,854.59
Capital Projects:						
2020 Street Improvements	(521,863.01)		302,283.10	(824,146.11)		(824,146.11)
Dunlop Park Improvements	84,828.01		103.00	84,725.01		84,725.01
2018 Street Improvements	(91,422.22)	15,000.00		(76,422.22)		(76,422.22)
School Project- MOC-FV	(121,590.51)		25,867.83	(147,458.34)		(147,458.34)
Stoplight Project- Hwy 10	(8,557.00)		197.00	(8,754.00)		(8,754.00)
Payroll Clearing	40,961.58	60,626.63	49,792.98	51,795.23		51,795.23
Electric	2,491,315.34	922,128.50	800,659.70	2,612,784.14	1,931.47	2,614,715.61
Water	329,648.88	136,611.57	167,130.25	299,130.20	1,787.33	300,917.53
Sale of OC Comm.	275,111.60			275,111.60		275,111.60
Sewer	543,272.28	120,211.75	41,457.50	622,026.53	462.76	622,489.29
Gas	778,788.24	53,279.21	111,043.62	721,023.83		721,023.83
Total	\$ 6,229,903.92	\$2,073,179.15	\$2,380,615.51	\$5,922,467.56	\$102,629.17	\$6,025,096.73

INVESTMENTS		
FUND	This Report	Last Report
General	\$40,000	40,000
Library	-	-
Debt Service	-	-
Road Use Tax	750,000	750,000
Event Center	200,000	200,000
Electric:		
Bond & Interest Sinking Fund	270,000	270,000
Bond & Interest Reserve Fund	275,000	275,000
Capital Reserve Fund	1,505,000	1,505,000

Water:		
Bond & Interest Sinking Fund	150,000	150,000
Bond & Interest Reserve Fund	100,000	100,000
Capital Reserve Fund	-	-

Sewer:		
Bond & Interest Sinking Fund	80,000	80,000
Bond & Interest Reserve Fund	885,000	885,000
Capital Reserve Fund	555,000	555,000

Gas:		
Bond & Interest Sinking Fund	-	-
Bond & Interest Reserve Fund	-	-
Capital Reserve Fund	-	-

Total	\$4,810,000	\$4,810,000
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FUNDS INVESTED IN:			
	Amount	%	Max. %
1.9280 Certificates of Deposit	4,750,000	98.8	100
0.0200 IA Public Agency Investment Trust	60,000	1.2	50
Total Funds Invested	\$4,810,000	100.0	

MATURITIES:			
	Amount	%	Min. %
Under 40 days	60,000	1.2	10.0
Under 90 days	3,810,000	79.2	20.0
Under 270 days	4,810,000	100.0	50.0
Under 1 year	4,810,000	100.0	90.0
*Under 18 months	4,810,000	100.0	100.0

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


City Treasurer

Vendor Name	Description	Net Invoice Amount
911 Custom Inc.	Lightbar for OCPD	824.00
A & M LAUNDRY	Laundry Supplies	87.05
A & M LAUNDRY	Laundry Supplies	87.05
A & M LAUNDRY	Laundry Supplies	87.05
Ag Partners Inc	Fuel	4,046.82
AHLERS COONEY DORWEILER	Legal Work for Urbran Renewal	416.00
AHLERS COONEY DORWEILER	Labor Relations	672.00
Alex Air Apparatus Inc.	Cleaning Supplies- Soap for OCFD	135.00
AMERICAN FAMILY LIFE ASSUR CO	Group Insurance	130.52
AMERICAN PUBLIC GAS ASSOCIATIO	Membership dues	2,021.19
Aramark Inc	Supplies for Event Center	181.48
Aramark Inc	Supplies for Event Center	181.48
Aramark Inc	Supplies for Event Center	100.35
Aramark Inc	Supplies for Event Center	181.83
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplies	476.82
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplies	45.87
Bainbridge Construction	2020 Street Project- Pay Est # 5	71,061.46
Baycom Inc.	Console for Police Vehicle	787.00
BEN FRANKLIN STORE	Supplies	57.46
Binneboese, Don	Return Credit Balance on Utility Account	45.01
BOMGAARS SUPPLY	Supplies - Account 14-002-0	1,208.23
BOMGAARS SUPPLY	Supplies- Light Account # 14-380-0	284.79
BORDER STATES INDUSTRIES INC	Electrical Supplies.	1,658.97
BORDER STATES INDUSTRIES INC	Electrical Junction Boxes	5,121.69
BORDER STATES INDUSTRIES INC	Supplies	853.62
BORDER STATES INDUSTRIES INC	Meter Testing- Electric	588.50
BSN Sports	Supplies	72.00
Catalyst Solutions Inc.	HDMI Adapters	21.50
CENTURY BUSINESS PRODUCTS	Office Supplies	341.65
CERTIFIED TESTING SERVICES INC	PJ 10th Addition	6,828.00
CERTIFIED TESTING SERVICES INC	Concrete Inspection along PJ 9th Add.	3,150.00
CHAMBER OF COMMERCE	Hwy Billboards	14,550.00
CHESTERMAN CO.	Pop for Event Center	914.10
CONNECTIONS INC EAP	Employee Assistance Program	377.34
CULLIGAN WATER CONDITIONING	Utilities.	27.00
D & L PLUMBING & HEATING	Kit for water plant	165.48
D & L PLUMBING & HEATING	Water Fountain Install for Parks	3,062.63
D & L PLUMBING & HEATING	Service Call to City Hall- Restrooms	136.20

Vendor Name	Description	Net Invoice Amount
D & L PLUMBING & HEATING	Supplies for Water Department	18.37
DeLeeuw Graphics & Signs	PJ Trail Signs	604.80
Delta Dental	Group Insurance	347.06
DGR Engineering	Wastewater Facilities- Eng. Service	904.10
DGR Engineering	2020 Street Project	19,191.86
DGR Engineering	MOC School - Streets	28,990.56
DGR Engineering	Salem Ave Land Swap	352.33
DGR Engineering	PJ 10th Add. Housing	9,715.21
DGR Engineering	Hwy 10 East Retail	2,416.73
DIAMOND VOGEL PAINT	Paint Supplies	152.49
DON'S FOOD CENTER	Supplies	181.50
Duin, Digger	Rock Engraves for Landsmeer Trail and Dunlop Trail	3,000.00
DUTCH BAKERY	Supplies	36.00
DUTCH BAKERY	Supplies	52.80
Dutch Inn & Suites	Hotel Tax Reimbursement 3% - 1st & 2nd Qtr of 2020	3,890.61
ED M FELD EQUIPMENT CO INC	Supplies	26.83
ED M FELD EQUIPMENT CO INC	Annual Compressor Test for OCFD	700.00
EMC NATIONAL LIFE COMPANY	Life Insurance	725.90
Emergency Apparatus Maintenan	Replace Waterway Valve for OCFD	4,165.62
FAREWAY STORES INC	Supplies for the Bar at Event Center	131.14
Fastenal Company	Supplies - Bolt Bin	4.10
Fastenal Company	Locate Paint for Gas Department	151.02
Fastenal Company	Supplies	11.00
Felsburg Holt & Ullevig Inc.	Stoplight Project- Hwy 10 & Lincoln	5,172.50
Ferguson Waterworks Inc # 2516	Water Meters	888.16
Fidelity Security Life	Group Insurance	195.72
Fire Service Training Bureau	Fire Training	100.00
Foundation Analytical Laboratory Inc.	Wastewater Testing	406.00
FRANK DUNN INC	Asphalt Mix	420.00
Franklin Press Inc	Gas inserts for Gas Meters	567.36
GAS PRODUCT SALES INC.	Gas Meter Supplies	265.40
Goodland Pump & Supply Co.	Service Call for Industrial Lift Station	1,422.00
GREENWORLD INC.	Tree Purchase, Spade and Plant along Compost Site	1,800.00
GROEBNER & ASSOCIATES	Gas Meter Supplies	446.90
Ground Effects Inc	Supplies for Event Center	203.92
Group Resources of Iowa LLC	Manage Health Plan	512.50
H&D Underground Inc.	Bore Water & Gas Tracer Wire	2,125.00
HAWKINS INC.	Chemicals	1,461.25

Vendor Name	Description	Net Invoice Amount
HAWKINS INC.	Chemicals	1,342.21
HAWKINS INC.	Chemicals	1,269.81
HAWKINS INC.	Chemicals	284.70
HAWKINS INC.	Chemicals	1,453.13
Heartland Security Services Ltd	Fire Monitoring of Fire Station- Annual	351.22
HIEMSTRA LAWN CARE	Landscape and Plantings around Tee box #8 #5 and # 1	11,947.00
Huistein Excavating Inc.	Dunlop Trail Improvements -Pay Est # 9	36,300.52
IA ASSOC OF MUNICIPAL UTIL	Water Training- Kirk, Josh, and Dave	75.00
IA ASSOC OF MUNICIPAL UTIL	Wastewater Training- Kirk M	25.00
IA DEPT. OF NATURAL RESOURCES	Permit for Sewer Line Install - Concord Ave	100.00
IA DEPT. OF NATURAL RESOURCES	Annual Water Use Fee for FY 21	95.00
Intoximeters Inc.	DryGas cylinder for OCPD- Alcohol Testing	115.00
Intoximeters Inc.	DryGas Cylinder for OCPD	115.00
Iowa Department of Transp.	Snowplow Blades	2,699.96
IOWA INFORMATION INC.	Advertising for Prairie Winds Event Center	1,806.44
JACK'S UNIFORMS AND EQUIPMENT	Push Bumper for Police Pickup	575.63
JOES TV & APPLIANCE	New Fridge for Water Shop	609.99
KLAY VELDHIJZEN BINDNER DEJONG	Legal Services	7,928.75
Koons Gas Measurement	Gas Meter Supplies- Reg	68.47
Kopetsky's Ace Hardware	Supplies- Acct 6001	811.01
Kramer, Josh	Shoe Reimbursement	128.39
L&M ENTERPRISES INC.	Safety Shirts for Employees	295.32
Loffler Companies. Inc.	Service Contract on Copier	286.98
Long Lines	Telephone	2,043.04
Long Lines	Telephone for Event Center- Acct 0611060-01	391.67
MARVS OUTDOOR POWER EQUIPMENT	Supplies.	104.10
Matheson Tri Gas Inc.	Carbon Dioxide Cylinder 10LB	43.80
MIDAMERICAN ENERGY	Utilities	792.94
MIDAMERICAN ENERGY	Utilities	301.12
MIDWEST RADAR & EQUIPMENT	Radar Certification	160.00
Midwest Safety Counselors Inc.	Calibrate Gas Detector for OCFD	80.00
MISSOURI RIVER ENERGY SERVICES	Substation Testing - Oil Sampling	2,143.50
MISSOURI RIVER ENERGY SERVICES	AMI Meter count fee	314.80
Mullenburg, Bruce	Expense Reimbursement	34.44
Mulder Auto Tire & Lube	Service 2019 Ford Explorer- Police Department	44.40
MUNICIPAL SUPPLY INC	Water Meter Supplies	116.07
MUNICIPAL SUPPLY INC	Water Meter Supplies	486.25
MUNICIPAL SUPPLY INC	Saddles for Water Department	111.80

Vendor Name	Description	Net Invoice Amount
N & M Power Co.	West Substation Repairs	7,967.29
NAPA Ind. & Farm Supply	Vehicle Maintenance Supplies	74.85
NEAL CHASE LUMBER	supplies- bathroom Remodel at Ball Diamonds	3,566.28
NEAL CHASE LUMBER	supplies	37.24
NORTH WEST RURAL ELECTRIC COOP	Electric for Well Fields	14,125.29
NORTH WEST RURAL ELECTRIC COOP	Street Light Usage PJ 5th	292.52
NORTHWESTERN COLLEGE	Advertising- Bultman Center- Scoreboard	600.00
NOTEBOOM ELECTRIC	Electrical Work - Vets Ball Diamonds- Restroom & Storage Bldg	4,846.95
NOTEBOOM ELECTRIC	Service Call to Event Center	37.06
OLDENKAMP, KEN & MARY	Boarding of Animals.	144.00
ONE OFFICE SOLUTION	Office Supplies	65.50
ORANGE CITY HEALTH SYSTEM	Event Center Housekeeping Hours and Maintenance Hours	1,644.41
ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
ORANGE CITY MUNICIPAL UTILITY	Utilities	33,268.45
ORANGE CITY MUNICIPAL UTILITY	Orange City Utility Incentive Program- 3rd year for Town Square Coffeehouse - 1	949.39
ORANGE CITY SANITATION	Extra Pickup at Vets Park - Ball Diamond Restroom PProject - Acct 420757	216.00
ORANGE CITY SANITATION	Cleaning Supplies at Park and Pool	84.00
ORANGE CITY SANITATION	Refuse Hauling Charges	26,763.70
ORANGE CITY SANITATION	Cleaning Supplies - Account 563720	43.00
ORANGE CITY SANITATION	Event Center Dumpster	100.00
Pipestone Vet Services	Gloves for Parks Department	49.31
PLUIM PUBLISHING	Advertising and Supplies	1,107.65
Prairie Winds Hotel Holdings LLC	Hotel Tax Reimbursement 3% - 1st & 2nd Qtr of 2020	13,187.43
Quadient Finance USA Inc.	Postage	1,000.00
Schwebach Cemetery Services	West Lawn Cemetery	4,850.00
Silverstone Group	Consulting Services- GASB OPEB	3,400.00
SIOUX ABSTRACT CO.	Abstract - Vision Builders Lot 4 PJ 8th	400.00
SIOUX ABSTRACT CO.	Abstract - Old Bus Barn	950.00
Sioux Concrete Construction	Pave driveway approach - 2020 Street Project	1,134.00
SIOUX COUNTY RECORDER	Recording Fees	42.00
SIOUXLAND PRESS	Advertising	38.75
Solsma Excavating & Tiling	Install Field Drain Tile along creek - PJ 5th Addition	5,247.25
Southern Sioux Co. Rural Water	Customer Hookups & Charges	1,134.00
Spireworks	Manage Website and Social Media	2,900.00
State Hygienic Laboratory	Wastewater Testing	479.00
Sun Life Financial	Group Insurance- Disability	2,458.96
Super Hi-Tech	Install Camera System at Park and Pool	2,759.90
Super Hi-Tech	Internet Switch for Windmill Park	109.99

Vendor Name	Description	Net Invoice Amount
SWIFT AIR INC.	Service A/C at City Hall	3,808.48
Team Company Inc.	Baseball / Softball T-shirts	193.00
Total Motors	Vehicle Repairs to Street Pickup- Compressor Replace	867.98
Total Motors	Vehicle Maintenance Supplies	297.95-
Town & Country Implement Inc.	Fender Replacement for Snowplow Trucks	743.44
Town & Country Implement Inc.	Snow Pusher for Street Department	21,724.80
Traf-0-Teria System	Parking Tickets for OCPD	224.37
Tri-Tech Forensics Inc.	Blood Kits for OCPD	59.90
U.S. BANK INC	Meeting Expense and AV Equipment	1,956.53
Uline	Cleaning Supplies	93.82
USA BLUEBOOK	Supplies for Water Plant	87.45
USA BLUEBOOK	Supplies for Water Plant	149.64
USA BLUEBOOK	Supplies	184.81
Van Holland Lawn Service	Till and Seed along Town & Country and PJ Trail	510.00
VAN MAANEN'S	Office Supplies	16.99
VANDER POL EXCAVATING	PJ 10 and Industrie Centrum 7th Pay Est # 5	69,602.70
VANDER POL EXCAVATING	Crushed Concrete for Street Depart.	2,755.20
VISSER BROTHERS PLUMBING & HTG	Service Call to Sewer Plant Bldg- Fix Leak above Water Heater	198.91
WELLMARK BLUE CROSS BLUE SHIEL	Health Insurance	53,411.91
WILLIAMS & CO	Audit Services	6,500.00
Xylem Water Solutions USA Inc.	Sensor and Cable for Sewer Plant	6,346.17
Grand Totals:		596,075.33

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Plot Date: 4/30/2020 8:21:00 PM



ESTIMATED CITY EARTHWORK TOTALS	
CUT	85,000 ± CF
FILL	200,000 ± CF
TOTAL	285,000 ± CF

LOT LEGEND & TABULATION	
Green	STANDARD - 71 LOTS
Yellow	SAFETY VIEW - 19 LOTS
Pink	WALKWAY - 48 LOTS
Blue	TOTAL LOTS - 138 LOTS

Project Manager: BNW
 Designer: KMP
 Project Number: 269050
 Phone: (313) 868-3888

PRELIMINARY
 FOR REVIEW ONLY
 4/30/2020

ORANGE CITY, MOC-FV STREET IMPROVEMENTS
 ORANGE CITY, IOWA

C.01



SITE CONCEPT

MidAmerican Energy Company

ELECTRIC DISTRIBUTION SYSTEM AGREEMENT
REFUNDABLE ADVANCE FOR CONSTRUCTION

MidAmerican Energy Company, an Iowa Corporation, its successors and assigns, (Company), and City of Orange City, its successors and assigns, (Applicant) agree as follows.

1. The Company will extend its electric distribution system as required to make electric service available to the following platted and described area: 16 St SE, Orange City
2. The Company shall:
 - a. Install, own, operate and maintain the electric distribution system and reserves the right to extend or alter the system in the future if necessary.
 - b. Furnish all necessary labor and materials required for the construction of such distribution system.
 - c. Schedule such installation with Applicant so as to provide timely service.
3. The Applicant shall:
 - b. Provide, without cost to the Company, such easements as are necessary for the construction, operation and maintenance of the electric distribution system.
 - c. Provide easement areas: 1) cleared of all obstructions; 2) within 4" of final grade over the route of the distribution system; 3) with streets finished to local specifications; and 4) with sewer and water installed.
 - d. Place visible stakes, including lot numbers, on all lot corners and easement lines.
 - e. Provide drawings showing the location of all present and future underground facilities.
 - f. Provide the concrete transformer pads, conduit systems, and other facilities where required by the Company's tariffs and electric service manual (includes an inspection by a Company representative prior to pouring the pads or covering the conduit system).
 - g. Locate all underground facilities such as storm sewers, sanitary sewers, septic lines and water lines that are not located by members of a one-call locating system.
 - h. Indemnify, protect and hold harmless the Company from and against all liability, damage, loss, claims and actions of any nature whatsoever which arise out of damage to underground facilities resulting from the customer's failure to correctly locate such facilities as required under this agreement.
 - i. Hold Company harmless for any loss, cost or damage caused by delays in construction of the distribution system and services
4. Applicant agrees to provide a cash advance for construction totaling \$17,640.51. This amount includes \$116,839.65 for construction costs, minus a revenue credit of \$102,100.00, plus the composite Federal and State Tax liability (where applicable) of \$2,900.86. The cash advance for construction shall be due when this Agreement is signed by Applicant. If the estimate or as-built construction costs exceed \$100,000.00, then the Company will require a true-up. If the advance for construction is greater than the as-built construction cost, the Company will refund the difference. The Company reserves the right to collect additional construction costs and applicable taxes from the Customer if the as-built cost exceeds original advance for construction. If Applicant requires that the installation be completed during the winter construction season, or when adverse working conditions impede construction, Applicant shall pay an additional refundable sum of \$4.96 per foot. Company reserves the right to determine when such winter and/or adverse conditions exist. The amount of the cash advance is subject to change if Applicant's signed acceptance is not received by the Company within 90 days from the date Company executes this Agreement.
5. Company will refund portions of the cash advance for construction to Applicant as new customers are added to and connected directly to a point on this electric distribution extension, subject to the following terms:
 - a. An amount equal to 50 percent of annual base revenue for the preceeding year will be refunded at the end of each year for six years, except that the total refund must not exceed the amount of the original advance.
 - b. No interest will be paid on refunded cash advances.
 - c. Refunds will be made at least once a year during the six year period.
6. Within the area described above, Company will provide electric service to customers in accordance with Company's tariffs and regulatory requirements.

MidAmerican Energy Company

NAME: Alex Karpuk

TITLE: Electrical Engineer

WORK REQ: 2848907

DISTRICT: Sioux City Service Center

Applicant

NAME: City of Orange City

TITLE:

SIGNATURE:

DATE: 10/15/2020