

## NOTICE AND CALL OF COUNCIL MEETING

|                    |   |
|--------------------|---|
| Governmental Body: | The City Council of the<br>City of Orange City, Iowa                    |
| Date of Meeting:   | April 18, 2022  |
| Time of Meeting:   | 4:30 o'clock P.M.   |
| Place of Meeting:  | Council Chambers, City Hall,<br>125 Central Ave SE<br>Orange City, Iowa |

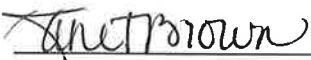
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

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. Commercieel Centrum Urban Renewal Plan
  - Public hearing on the proposed Commercieel Centrum Urban Renewal Plan
  - Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Commercieel Centrum Urban Renewal Plan

9. MOC-FV Elementary School Urban Renewal Plan
  - Public hearing on the proposed MOC-FV Elementary School Urban Renewal Plan
  - Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the MOC-FV Elementary School Urban Renewal Plan
  - Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for MOC-FV Elementary School Urban Renewal Plan
10. Not to Exceed \$500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes
  - Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City there under
  - Resolution instituting proceedings to take additional action
11. \$500,000 Taxable General Obligation Annual Appropriation Capital Loan Notes, Series 2022A
  - Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes
12. Amend City Code of Ordinances: Chapter 165, Zoning Regulations, Section 165.34, Mixed Use Overlay
  - Public hearing
  - Ordinance No. 836
13. Commercieel Centrum Addition
  - Public hearing
  - Resolution to accept final plat
14. Set date for public hearing for approval of the Plat of the new school addition

15. Liquor/Wine/Beer License renewal application
16. Order construction of the Southwest Wellfield Raw Watermain Project and set public hearing date
17. Administrative reports
18. Council comments
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.

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

COUNCIL MEETING  
AGENDA NOTES  
April 18, 2022

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 April 4, 2022 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 March 22, 2022 through April 18, 2022 is enclosed for your review. Exhibit 3
8. This public hearing is to consider a new Urban Renewal Plan which will include the area on the east side of town and north of highway 10 by Pipestone Vet Clinic. OCDC will be doing the infrastructure build out and selling of the lots. The City will be offering TIF incentives for the businesses that qualify. After the public hearing the Council can consider adopting the resolution to move ahead with the plan.
9. This public hearing is to consider a new Urban Renewal Plan which will include the area where the new MOC-FV Elementary is being built. After the public hearing the Council can consider adopting the resolution to move ahead with the plan. After that, the Council can consider approving the first reading of the ordinance. If Council wishes, you can waive the second and third readings and then adopt the ordinance
10. This is the time and place for the public hearing on the \$500,000 General Obligation Loan Notes Series 2022A. These bonds are related to the area where the new elementary school is being constructed along with the housing development. 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. After the public hearing we will then consider taking additional action to issue these notes.
11. The resolution authorizes the form of loan agreement and that we will levy Debt Service taxes to pay the notes off. This is the final piece of the note issue. We will close or receive the monies shortly after the first of week of May.
12. This is the time to hold a public hearing and first reading of Ordinance No. 836 to consider the addition of Section 165.34, Mixed Use Overlay Zone to Chapter 165, Zoning Regulations in the City Code. City Council has the right to wave the second and third readings of the Ordinance. Exhibit 4
13. This is the published time and place to hold a public hearing before considering approval of the proposed final plat of the Commercieel Centrum Addition. Planning and Zoning is recommending

that the Council approve the Final Plat of this subdivision. Zoning of the plat will continue as C-2, Highway Commercial. Exhibit 5

14. This is the time to set the date of May 2, 2022 for a public hearing to consider the approval of the plat of the Nassau area addition. Naming of the plat will take place on the final plat approval. Zoning will be R-1, Low Density Residential and R-2, Medium to High Density Residential. Exhibit 6
15. We have received a renewal application from Fareway for a Class E Liquor/B Wine/C Beer License. Everything is in order.
16. Plans for the Southwest Wellfield Raw Watermain Project are out to contractors, bids are due on April 27. We need to set a public hearing for the May 2 meeting to consider the plans & specifications in the anticipation of awarding the project.
17. Administrative reports:

Scheduled Meetings:

|           |                            |
|-----------|----------------------------|
| May 2     | Council Meeting, 4:30 P.M. |
| May 16    | Council Meeting, 4:30 P.M. |
| May 19-21 | Tulip Festival             |
| June 6    | Council Meeting, 4:30 P.M. |
| June 20   | Council Meeting, 4:30 P.M. |

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

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

Council Meeting  
April 4, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on April 4, 2022. 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, Rod De Boer, Daron De Jong, and Tony Vande Brake

Members Absent: Council member Steve Roesner

Staff: Earl Woudstra, Janet Brown, Mark Gaul, Kurt Frederes, Jim Pottebaum, and Matt Van Schouwen

Guests: Doug Calsbeek, Case Cauthron, Lincoln Siebert, Jacob Pierick, Wyatt Bunn, Katie Christoffel, Tammy Bonnema, Kenzley Christoffel, Emma Weber, Emma Bonnema, and Mike Hofman

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

Citizens Comments: This time was provided for citizen comments and the following was heard. Tammy Bonnema shared a box of Girl Scout cookies and expressed the need and support for the community to have a can and bottle redemption center.

Approval of Minutes: The minutes of the March 21, 2022 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Can and Bottle Redemption Center Request: Mayor De Haan explained the Council had received the financials compiled by Dan Venema after an extensive conversation at the last meeting. A motion was made by Council member Aaron Beadner approving the payment of \$3,250 for one year to only a nonprofit organization for the operation of a can and bottle redemption center. The motion failed for lack of a second.

Equipment Purchase: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the purchase of a trencher from Ditch Witch of Sioux Falls for \$46,000, which includes the trade-in of the current trencher. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None.

Vehicle Purchases: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the purchase of two ½ ton four-wheel drive pickups from Total Motors for the gas and electric departments. The purchase price is \$43,910, which includes toolboxes. The existing pickups will be moved down to the parks department. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong; NAYS: None.

Resolution Adopting Hazard Mitigation Plan: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer adopting a resolution approving the updated Multi-Jurisdictional Hazard Mitigation Plan for Sioux, O'Brien, and Osceola Counties. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None. The resolution was assigned number 4-4-22-2001 and appears in the official resolution book.

Set Date for Public Hearing to Amend the City Ordinances: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer setting 4:30 o'clock P.M. on April 18, 2022 as the time for a public hearing to consider amending the City Ordinances by adding Section 165.34, Mixed-Use Overlay Zone to Chapter 165, Zoning Regulations. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong; NAYS: None.

Set Date for Public Hearing for the Approval of the Plat of Commercieel Centrum Addition: A motion was made by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake setting 4:30 o'clock P.M. on April 18, 2022 as the time for a public

hearing to consider the final plat of the Commercieel Centrum Addition. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None.

Community Development Plan Update: Earl provided an update on the Community Development Plan progress. No official action was taken.

Administrative Reports:

Scheduled Meetings:

|           |                            |
|-----------|----------------------------|
| April 18  | Council Meeting, 4:30 P.M. |
| May 2     | Council Meeting, 4:30 P.M. |
| May 16    | Council Meeting, 4:30 P.M. |
| May 19-21 | Tulip Festival             |
| June 6    | Council Meeting, 4:30 P.M. |
| June 20   | Council Meeting, 4:30 P.M. |

Oral reports: Earl shared that Barb Ramsey has chosen to retire on March 31, 2022; working on setting a farewell luncheon date with her; Electric Department awards received: safe operating practices and reliable electric service.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Aaron asked if the can redemption center request could be funded by the Community Betterment Board. Mike Hofinan responded that it wouldn't qualify per the State Code which requires tourism or community type development. Rod shared the Girl Scouts cookies were great. Mayor De Haan appreciates the employees the City has and the great work they do.

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

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Deb De Haan, Mayor

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

## TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa

Month Ended MARCH 31, 2022

|                                 | On Hand<br>Last Report | Received              | Disbursed             | Clerk's<br>Balance    | O/S<br>Checks       | Treas.<br>Balance     |
|---------------------------------|------------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------------|
| General                         | \$ 1,870,706.25        | \$278,275.39          | \$310,365.47          | \$ 1,838,616.17       | \$71,711.09         | \$1,910,327.26        |
| Library                         | 341,177.11             | \$59,765.17           | \$40,776.01           | 360,166.27            | \$223.73            | \$360,390.00          |
| USDA- IRP Loan                  | 94,300.83              | \$3,386.52            |                       | 97,687.35             |                     | 97,687.35             |
| Cemetery Fund                   | 42,048.17              | 3,360.58              | 2,791.35              | 42,617.40             |                     | 42,617.40             |
| Cemetery Fund- Perpetual Care   | 123,746.97             |                       |                       | 123,746.97            |                     | 123,746.97            |
| USDA- Revolving Loan Fund       | 273,228.33             | 14,327.40             |                       | 287,555.73            |                     | 287,555.73            |
| Road Use Tax                    | 1,085,813.09           | 39,214.14             |                       | 1,125,027.23          |                     | 1,125,027.23          |
| Hotel/Motel Sales Tax           | 173,163.86             | 39,903.37             |                       | 213,067.23            |                     | 213,067.23            |
| <b>Tax Increment Financing</b>  |                        |                       |                       |                       |                     |                       |
| Event Center TIF                | 26,332.32              |                       |                       | 26,332.32             |                     | 26,332.32             |
| Housing TIF                     | 300,978.99             | 24,388.28             |                       | 325,367.27            |                     | 325,367.27            |
| Industrial Park TIF             | 256,424.92             | 3,595.53              |                       | 260,020.45            |                     | 260,020.45            |
| Hawkeye TIF                     | 22,866.72              | 1,401.77              |                       | 24,268.49             |                     | 24,268.49             |
| Debt Service                    | 1,021,007.83           | 84,652.96             |                       | 1,105,660.79          |                     | 1,105,660.79          |
| <b>Capital Projects:</b>        |                        |                       |                       |                       |                     |                       |
| Hawkeye Capital Project         | 149,747.66             |                       |                       | 149,747.66            |                     | 149,747.66            |
| Event Center Capital Project    | 384,653.77             |                       |                       | 384,653.77            |                     | 384,653.77            |
| Housing Capital Project         | 31,430.21              | 6,000.00              | 18,028.75             | 19,401.46             |                     | 19,401.46             |
| Industrial Park Capital Project | 4,189.12               |                       |                       | 4,189.12              |                     | 4,189.12              |
| 14th Street Extension Project   | (36,806.25)            |                       |                       | (36,806.25)           |                     | (36,806.25)           |
| School Project- MOC-FV          | (2,259,698.40)         |                       | 173,987.45            | (2,433,685.85)        |                     | (2,433,685.85)        |
| Stoplight Project- Hwy 10       | (441,495.98)           |                       | 106.00                | (441,601.98)          |                     | (441,601.98)          |
| Puddlejumper Trail Park Project | (38,456.50)            |                       | 22,447.50             | (60,904.00)           |                     | (60,904.00)           |
| 18th Street - RISE Project      | (55,225.00)            |                       | 18,280.00             | (73,505.00)           |                     | (73,505.00)           |
| Payroll Clearing                | 42,818.47              | 102,740.85            | 100,663.03            | 44,896.29             |                     | 44,896.29             |
| Electric                        | 2,218,730.42           | 672,792.22            | 526,102.82            | 2,365,419.82          | 8,340.78            | 2,373,760.60          |
| Water                           | 630,028.85             | 85,606.81             | 84,114.10             | 631,521.56            | 45,145.34           | 676,666.90            |
| Sale of OC Comm.                | 205,111.60             |                       |                       | 205,111.60            |                     | 205,111.60            |
| Sewer                           | 2,409,493.00           | 117,749.46            | 27,706.26             | 2,499,536.20          | 0.00                | 2,499,536.20          |
| Gas                             | 746,730.09             | 536,186.83            | 742,160.78            | 540,756.14            | 1,729.51            | 542,485.65            |
| <b>Total</b>                    | <b>\$ 9,623,046.45</b> | <b>\$2,073,347.28</b> | <b>\$2,067,529.52</b> | <b>\$9,628,864.21</b> | <b>\$127,150.45</b> | <b>\$9,756,014.66</b> |

| INVESTMENTS                  |                |                |
|------------------------------|----------------|----------------|
| FUND                         | This<br>Report | Last<br>Report |
| General                      | \$40,000       | 40,000         |
| Library                      | -              | -              |
| Debt Service                 | -              | -              |
| Road Use Tax                 | -              | -              |
| Event Center                 | -              | -              |
| <b>Electric:</b>             |                |                |
| Bond & Interest Sinking Fund | 270,000        | 270,000        |
| Bond & Interest Reserve Fund | 275,000        | 275,000        |
| Capital Reserve Fund         | 455,000        | 455,000        |

**Water:**

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

**Sewer:**

Bond & Interest Sinking Fund 20,000 20,000  
Bond & Interest Reserve Fund  
Capital Reserve Fund

**Gas:**

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

Total

\$1,060,000 \$1,060,000

**FUNDS INVESTED IN:**

|  | Amount      | %     | Max. % |
|--|-------------|-------|--------|
| 0.4000 Certificates of Deposit           | 1,000,000   | 94.3  | 100    |
| 0.0100 IA Public Agency Investment Trust | 60,000      | 5.7   | 50     |
| Total Funds Invested                     | \$1,060,000 | 100.0 |        |

**MATURITIES:**

|                  | Amount    | %     | Min. % |
|------------------|-----------|-------|--------|
| Under 40 days    | 60,000    | 5.7   | 10.0   |
| Under 90 days    | 60,000    | 5.7   | 20.0   |
| Under 270 days   | 60,000    | 5.7   | 50.0   |
| Under 1 year     | 1,060,000 | 100.0 | 90.0   |
| *Under 18 months | 1,060,000 | 100.0 | 100.0  |

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

  
City Treasurer



| Vendor Name                   | Description                               | Net Invoice Amount |
|-------------------------------|---|--------------------|
| A & M LAUNDRY                 | Laundry Supplies                          | 30.00              |
| Agri Vision Equipment Group   | Gator Parts for Parks Department          | 182.99             |
| AgState                       | Fuel                                      | 7,073.61           |
| AHLERS COONEY DORWEILER       | Labor Relations                           | 104.00             |
| AHLERS COONEY DORWEILER       | Legal Work for Urban Renewal              | 286.00             |
| AHLERS COONEY DORWEILER       | Legal Work for Urban Renewal              | 816.50             |
| AHLERS COONEY DORWEILER       | Legal Work for Urban Renewal              | 926.50             |
| AHLERS COONEY DORWEILER       | Legal Work for Urban Renewal              | 64.00              |
| ALTON WELL COMPANY            | Well Plugging and Abandonment             | 1,635.00           |
| AMERICAN FAMILY LIFE ASSUR CO | Group Insurance                           | 130.52             |
| Aramark Inc                   | Supplies for Event Center                 | 309.00             |
| Aramark Inc                   | Supplies for Event Center                 | 351.80             |
| Aramark Inc                   | Supplies for Event Center                 | 309.00             |
| ARNOLD MOTOR SUPPLY           | Vehicle Maintenance Supplies              | 2,781.73           |
| BARCO MUNICIPAL PRODUCTS      | Street Sign Supplies                      | 213.53             |
| BARCO MUNICIPAL PRODUCTS      | Street Sign Supplies                      | 4,382.73           |
| Beck Engineering Inc.         | General Engineering                       | 545.00             |
| Beck Engineering Inc.         | PJ Trail Park Engineering                 | 25,885.00          |
| Beck Engineering Inc.         | 14th Stree Ext - Engineering              | 24,860.00          |
| Beck Engineering Inc.         | 18th Street Project- Engineering          | 23,842.50          |
| BOMGAARS SUPPLY               | Supplies- Light Account # 14-380-0        | 497.69             |
| BOMGAARS SUPPLY               | Supplies - Account 14-002-0               | 909.74             |
| BORDER STATES INDUSTRIES INC  | Supplies                                  | 82.81              |
| BORDER STATES INDUSTRIES INC  | Supplies                                  | 395.89             |
| BSN Sports                    | Summer Rec Supplies                       | 55.00              |
| Cannon Technologies Inc.      | AMI Commerical Meters                     | 31,271.56          |
| Cannon Technologies Inc.      | AMI Commerical Meters                     | 6,381.95           |
| Carrico Aquatic Resources     | Pool Management Contract                  | 4,000.00           |
| Catalyst Solutions Inc.       | IT Support- Backup, Email, Antivirus, etc | 2,778.20           |
| Celluar Only - Orange City    | Cell Phone Case                           | 49.99              |
| CENTER SPORTS                 | Summer Rec Equipment                      | 355.00             |
| CF Promo                      | Ear Buds for Mayors Cup                   | 1,800.00           |
| CHAMBER OF COMMERCE           | Bonus Bucks                               | 600.00             |
| CHAMBER OF COMMERCE           | Salary Assistance                         | 8,750.00           |
| Chapman, Marc                 | Option to drill for a well- Well Project  | 2,000.00           |
| City of Alton                 | ATV Stickers- Reimbursement               | 235.40             |
| CONNECTIONS INC EAP           | Employee Assistance Program               | 447.48             |
| Continental Fire Sprinkler    | Annual Inspection Fire Station            | 200.00             |

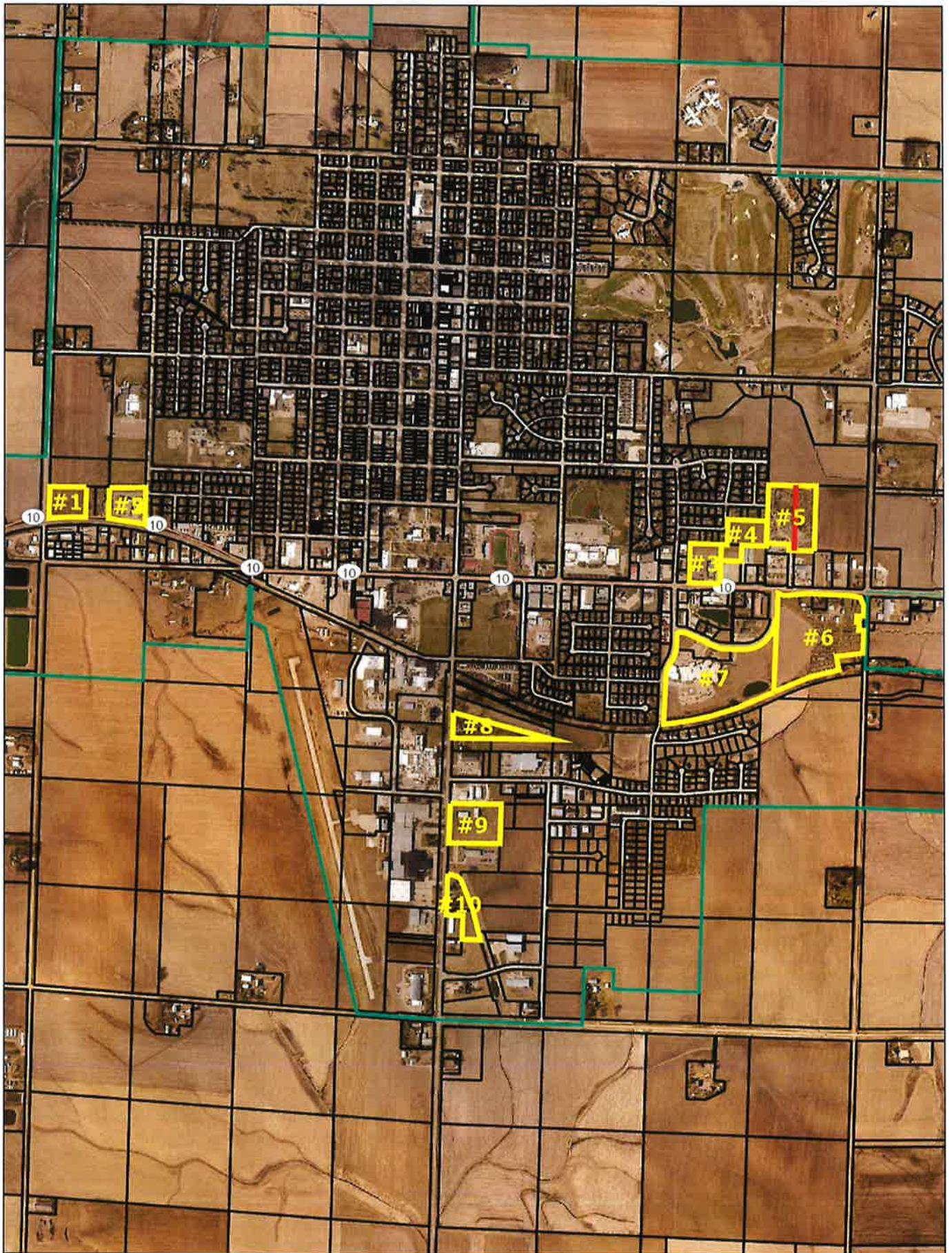
| Vendor Name                           | Description                                   | Net Invoice Amount |
|---------------------------------------|---|--------------------|
| Craft Central Inc.                    | Supplies- Acct- 30004                         | 28.94              |
| CULLIGAN WATER CONDITIONING           | Supplies - City Hall                          | 27.00              |
| D & L PLUMBING & HEATING              | Solenoid for Sewer Plant                      | 776.50             |
| D & L PLUMBING & HEATING              | Service Call to Library                       | 77.94              |
| D & L PLUMBING & HEATING              | Service Call to Windmill Park Shelter House   | 86.70              |
| D & L PLUMBING & HEATING              | Service Call to Parks                         | 79.46              |
| DEJONG OIL AND REPAIR INC             | Supplies for Street Truck                     | 43.38              |
| DGR Engineering                       | Water Storage & Source Improvements           | 1,292.00           |
| DGR Engineering                       | Electrical Engineering                        | 1,674.00           |
| DGR Engineering                       | Traffic Signal - Hwy 10 & Lincoln             | 168.00             |
| DGR Engineering                       | School Project- MOC Elem.                     | 7,327.62           |
| DGR Engineering                       | Water Storage & Source Improvements           | 210,267.44         |
| DIAMOND VOGEL PAINT                   | Paint Supplies                                | 84.90              |
| DON'S FOOD CENTER                     | Supplies                                      | 217.37             |
| DUTCH BAKERY                          | Supplies                                      | 60.00              |
| DUTCH MILL PHARMACY                   | Dry Cleaning - Event Center                   | 41.73              |
| Elite Auto Body Inc.                  | Repairs to STreet Truck - Blown Tire Accident | 6,803.00           |
| EMC NATIONAL LIFE COMPANY             | Life Insurance                                | 679.36             |
| Emergency Apparatus Maintenan         | Repairs to Aerial Ladder- Pump Shift Issue    | 1,695.64           |
| FAREWAY STORES INC                    | Supplies- Event Center Account                | 17.23              |
| Ferguson Waterworks Inc # 2516        | Water Meters                                  | 42,500.00          |
| Fire Service Training Bureau          | Fire Training                                 | 100.00             |
| Fire Service Training Bureau          | Fire Training                                 | 200.00             |
| Foundation Analytical Laboratory Inc. | Water Testing                                 | 212.00             |
| Foundation Analytical Laboratory Inc. | Water Testing                                 | 106.00             |
| Foundation Analytical Laboratory Inc. | Water Testing                                 | 210.50             |
| Gaul, Mark                            | Expense Reimbursement- Mileage                | 234.00             |
| GROEBNER & ASSOCIATES                 | Gas Meter Supplies                            | 5,837.37           |
| GROEBNER & ASSOCIATES                 | Gas Meter Supplies                            | 198.07             |
| GROEBNER & ASSOCIATES                 | Gas Meter Supplies                            | 100.31             |
| Group Resources of Iowa LLC           | Manage Health Plan                            | 510.00             |
| HACH COMPANY                          | Water Plant Supplies                          | 103.61             |
| HAWKINS INC.                          | Chemicals                                     | 1,618.51           |
| HAWKINS INC.                          | Chemicals                                     | 841.99             |
| Heartland Security Services Ltd       | Fire Monitor at Event Center- Annual          | 358.87             |
| Hercules Industries Inc.              | Transformer Locks                             | 676.16             |
| HIEMSTRA LAWN CARE                    | Snow Removal                                  | 318.00             |
| IA ASSOC OF MUNICIPAL UTIL            | NW IA Safety Director -OC Share per Qtr       | 5,155.57           |

| Vendor Name                    | Description   | Net Invoice Amount |
|--------------------------------|---|--------------------|
| IMAGETEK INC                   | Monthly Subscription  | 130.00             |
| Inland Truck Parts & Service   | Aerial Repairs on OCFD  | 3,714.79           |
| INT'L CODE COUNCIL             | P&Z Training  | 450.00             |
| IOWA DEPART. OF PUBLIC HEALTH  | Swimming Pool Renewal   | 140.00             |
| IOWA INFORMATION INC.          | Advertising for Prairie Winds Event Center- Assistant Acct 5132 | 1,003.82           |
| IOWA INFORMATION INC.          | Advertising- Acct 1314  | 167.40             |
| IOWA LAW ENFORCEMENT ACADEMY   | Reserve Officer Training - VanLeeuwen                           | 250.00             |
| JACK'S UNIFORMS AND EQUIPMENT  | Police Uniforms   | 69.95              |
| JACK'S UNIFORMS AND EQUIPMENT  | Police Uniforms- Brent  | 1,387.96           |
| JACK'S UNIFORMS AND EQUIPMENT  | Police Uniforms   | 79.94              |
| JACK'S UNIFORMS AND EQUIPMENT  | Police Uniforms-Gloves  | 52.94              |
| JANITORS CLOSET                | Dish Washer at Event Center                                     | 95.00              |
| JANITORS CLOSET                | Cleaning Supplies   | 67.31              |
| JESCO                          | Annual Service on Generator at OCFD station                     | 1,512.98           |
| Koons Gas Measurement          | Gas Meter Supplies  | 716.40             |
| Koons Gas Measurement          | Gas Meter Supplies  | 2,515.00           |
| Kopetsky's Ace Hardware        | Supplies = Acct 6000  | 746.98             |
| Kopetsky's Ace Hardware        | Supplies- Acct 6001   | 697.92             |
| KSQU- AM/FM                    | Advertising   | 300.00             |
| Loffler Companies. Inc.        | Service on copier   | 398.97             |
| Long Lines                     | Telephone   | 1,951.10           |
| Long Lines                     | Telephone for Event Center                                      | 389.95             |
| Long Lines                     | WiFi at Light Shop  | 8.95               |
| MARVS OUTDOOR POWER EQUIPMENT  | Cutoff Saw for Street   | 1,025.42           |
| Matheson Tri Gas Inc.          | Carbon Dioxide Cylinder 10LB                                    | 45.26              |
| MIDAMERICAN ENERGY             | Utilities   | 1,146.31           |
| MISSOURI RIVER ENERGY SERVICES | AMI Meter count fee   | 551.60             |
| Mulder Auto Tire & Lube        | Service 2019 Ford Explorer- Police Department                   | 167.35             |
| Mulder Auto Tire & Lube        | Service 2021 Chevy Pickup- Police Department                    | 90.00              |
| MUNICIPAL SUPPLY INC           | Water Meter Supplies  | 986.79             |
| MUNICIPAL SUPPLY INC           | Water Meter Supplies  | 1,186.85           |
| MUNICIPAL SUPPLY INC           | Water Meter Supplies  | 202.95             |
| MUNICIPAL SUPPLY INC           | Water Meter Supplies  | 1,002.50           |
| NEAL CHASE LUMBER              | supplies- Windmill repairs and Street Shop supplies             | 2,686.06           |
| NEAL CHASE LUMBER              |   | 46.00              |
| NORTH WEST RURAL ELECTRIC COOP | Electric for PJ 5th Addition- Street Lights                     | 428.31             |
| NORTHWESTERN COLLEGE           | Option to drill a well on property- Water Project               | 2,000.00           |
| NOTEBOOM ELECTRIC              | Supplies for Event Center Account                               | 13.87              |

| Vendor Name                              | Description  | Net Invoice Amount |
|--|--|--------------------|
| OLDENKAMP, KEN & MARY                    | Boarding of Animals for March22                            | 180.00             |
| ONE OFFICE SOLUTION                      | Office Supplies  | 128.50             |
| ORANGE CITY HEALTH SYSTEM                | Event Center Housekeeping Hours and Maintenance Hours      | 296.79             |
| ORANGE CITY HEALTH SYSTEM                | Fire Department - Pulmonary Function test                  | 64.00              |
| ORANGE CITY HEALTH SYSTEM                | Senior Rent  | 2,266.67           |
| ORANGE CITY SANITATION                   | Refuse Hauling Charges                                     | 27,538.20          |
| ORANGE CITY SANITATION                   | Event Center Dumpster                                      | 95.20              |
| ORANGE CITY SANITATION                   | Extra Pickup at Sewer Plant                                | 73.00              |
| ORANGE CITY SANITATION                   | Bands for Street Banners                                   | 175.90             |
| P & C Industrial Supplies                | Nozzle tip - Parks   | 14.33              |
| Pioneer Athletics Manufacturing Co.      | Gloves for Parks Department                                | 65.92              |
| Pipestone Vet Services                   | Telephone  | 445.45             |
| Premier Communications                   | Laser Checks   | 216.97             |
| PTM DOCUMENT SYSTEM                      | Postage  | 1,039.00           |
| Quadient Finance USA Inc.                | Repair Fuel Tank on Truck and Pipe Billiards- Transformers | 3,133.09           |
| RANDY'S IRON WORKS INC.                  | GIS Project- Utilities                                     | 36,000.00          |
| Sam LLC                                  | West Lawn Cemetery   | 3,750.00           |
| Schwebach Cemetery Services              | Abstract- Clark Davidson- 705 14th Street SE               | 400.00             |
| SIoux ABSTRACT CO.                       | Abstract- Patrick Jones-1300 Providence PL SE              | 400.00             |
| SIoux COUNTY ENGINEER                    | Sign Posts   | 59.38              |
| SIoux COUNTY RECORDER                    | Recording Fees   | 73.00              |
| SIoux OIL COMPANY                        | Fuel   | 1,298.37           |
| SIoux OIL COMPANY                        | Fuel   | 3,965.93           |
| SOLID ROCK CONSTRUCTION                  | Replace springs on Overhead door at Water/Gas Bldg         | 1,973.70           |
| Southern Cross Corp.                     | Gas Meter Supplies   | 443.73             |
| Southern Sioux Co. Rural Water           | Customer Hookups & Charges                                 | 600.00             |
| Spireworks                               | Website, Social Media, Newsletter, etc                     | 2,900.00           |
| Stuart C Irby Co.                        | Gas Meter Supplies- Riser Flex 1/2 CTS                     | 1,141.18           |
| Super Hi-Tech                            | Supplies for Police- Ethernet Cable                        | 24.98              |
| Thompson Automation & Specialty Services | Service Call - Water- VFD went out                         | 575.00             |
| Thompson Automation & Specialty Services | Replace Pump at Water Plant                                | 402.50             |
| Town & Country Implement Inc.            | Street Truck Repairs                                       | 23.84              |
| TRI-STATE OVERHEAD SALES INC.            | New Door Openers for Police - New Garage at Street Bldg    | 181.25             |
| Tulip Festival Steering Comm.            | Extravaganza Table sponsor                                 | 160.00             |
| TWO-WAY RADIO                            | Pager Batteries for OCFD                                   | 465.93             |
| TYLER TECHNOLOGIES INC                   | Software Training with Staff                               | 227.50             |
| TYLER TECHNOLOGIES INC                   | Software Training with Staff                               | 1,170.00           |
| Uline                                    | Cleaning Supplies  | 627.02             |

| Vendor Name                    | Description                 | Net Invoice Amount |
|--------------------------------|-----------------------------|--------------------|
| ULine                          | Cleaning Supplies           | 169.50             |
| ULine                          | Cleaning Supplies           | 94.14              |
| USA BLUEBOOK                   | Supplies for Sewer Plant    | 247.70             |
| USA BLUEBOOK                   | Supplies for Water Plant    | 126.12             |
| Utility Safety & Design Inc.   | Gas Flow System Study       | 615.00             |
| Utility Safety & Design Inc.   | Gas Pipeline Study          | 3,965.00           |
| VANDER POL EXCAVATING          | Crushed Concrete            | 866.46             |
| Ver Hoef Automotive Inc.       | Supplies- Key               | 14.47              |
| WESCO DISTRIBUTION INC         | Street Lighting             | 1,932.00           |
| WESCO DISTRIBUTION INC         | Vogel Metering              | 48.00              |
| WESTERN IA TECH COMM COLLEGE   | Fire School                 | 720.00             |
| Xylem Water Solutions USA Inc. | 1/2HP Motor for Sewer Plant | 1,700.12           |
| Grand Totals:                  |                             | 577,790.76         |





## ORDINANCE NO. 836

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING SECTION 165.34, MIXED USE OVERLAY ZONE TO CHAPTER 165, ZONING REGULATIONS .

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

**SECTION 1.** The Code of Ordinances of the City of Orange City, Iowa, Chapter 165, Zoning Regulations, Section 165.34, Mixed Use Overlay Zone is amended by adding the following wording:

**165.34 Mixed Use Overlay Zone.** The intent of the Mixed Use Overlay Zone (MUO) is intended to allow greater flexibility of development alternatives, especially attractive higher density residential development and live-work buildings, in appropriate areas of the City. More specifically, the intent of the mixed use overlay zone is to accomplish the following objectives:

- A. To encourage mixed use projects that combine residential with nonresidential uses in the same building or building site area as a means to create an active street life and enhance the vitality of businesses;
- B. To provide a meaningful blend of residential and nonresidential uses that enhances and builds upon the City's commercial base;
- C. To provide additional housing options for people, including but not limited to, young professionals and older people, who want to live near their workplaces and/or near retail and other non-residential uses;
- D. To encourage consolidation of small parcels into viable, block-size mixed use development in designated areas;
- E. To ensure on-site compatibility of residential and non-residential uses; and
- F. To ensure compatibility of mixed use projects with surrounding uses and development patterns.

**1. Superimposed nature of mixed use overlay zone.** The mixed-use overlay zone shall be in nature of an overlay zone. Land classified in the mixed use overlay zone shall only be classified in the C-2, Highway Commercial Zone. Property so classified shall be identified on the zoning map by both the underlying zone and the mixed use overlay zone. The regulations set forth in this chapter of the mixed use overlay zone shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the mixed use overlay zone and the provisions of the underlying zone, the provisions of the mixed use overlay zone shall prevail when a mixed



use project is being developed. If the mixed use overlay zone is silent in relation to any development standard, the development standard identified in the underlying zone shall prevail.

**2. Special focus areas.** With application of the mixed use overlay zone, the City seeks to take advantage of development opportunities in key areas of the City, each of which faces unique opportunities and constraints. A description of the desired purpose of these areas is described in this section to provide guidance for those seeking to construct mixed use development in such areas.

**3. Principal Permitted Uses.** The following uses are permitted in the (MUO) Mixed Use Zone:

- A. All mixed use development in accordance with the provisions of this section requires site plan review pursuant to the standards of this title. Site plans shall be subject to Planning and Zoning Commission review and approval.
- B. Property may be developed solely for residential uses or solely for uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district.
  - 1. If developed in accordance with the provisions of the underlying zoning district, site plan review shall not be required for such development unless required by another provision of this title.
  - 2. If developed solely for residential purposes, development shall be in accordance with the provisions of this chapter for residential development and site plan review shall be required.
- C. If property is developed with a mix of residential and nonresidential uses within the same project area in accordance with the provisions of this section:
  - 1. Residential:
    - a. Single-family dwellings, Duplex's;
    - b. Multi-family dwellings containing three or more dwellings;
    - c. Townhouses and Condominiums containing three or more dwellings.
  - 2. Commercial:
    - a. Food sales and service;
    - b. Retail sales and service;
    - c. Professional, administrative, and business uses;
    - d. Recreational facilities.

**4. Special Exception Uses.** The following uses and structures may be permitted in the (MUO) zone subject to review and approval from the Planning and Zoning Commission.



A. Bars and Nightclubs;

B. Public Assembly:

1. Lodges and Meeting Halls,
2. Theaters(cinema and otherwise);

**5. Uses prohibited.** All uses not listed are prohibited, unless determined to be similar pursuant to this chapter.

**6. Accessory Uses.** Accessory uses and structures normally appurtenant to the permitted uses and structures are permitted in accordance with Chapter 165(165.25(C)) of this Ordinance.

A. Private swimming pools, tennis courts, and other recreational facilities in conjunction with a residence.

B. Temporary building(s) or structure(s) incidental to construction work may exist in accordance with Chapter 165(165.25(3)) of this Ordinance.

C. Signs permitted in accordance with Chapter 165(165.25) of this Ordinance.

D. Parking as provided for in Chapter 165.27) of this Ordinance.

**7. Height and Lot Requirements:** The height and minimum lot requirements shall be as follows:

|                            | <b>Lot<br/>Area<br/>(sq. ft.)</b> | <b>Lot Width<br/>(feet)</b> | <b>Front<br/>Yard<br/>(feet)</b> | <b>Side<br/>Yard<br/>(feet)</b> | <b>Rear<br/>Yard<br/>(feet)</b> | <b>Max<br/>Height<br/>(feet)</b> | <b>Max Lot<br/>Coverage<br/>(%)</b> |
|----------------------------|-----------------------------------|-----------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|-------------------------------------|
| Multi-Family               | 7,500                             | *                           | 30                               | 25                              | *                               | 35                               | *                                   |
| Townhouse,<br>Condominiums | 2,500<br>per<br>Unit **           | *                           | 30                               | 25                              | 25                              | 35                               |                                     |
| Permitted Uses             | 6,500                             | *                           | 30                               | *                               | *                               | 35                               | *                                   |
| Accessory Buildings        |                                   |                             | *                                | *                               | *                               | 20                               | *                                   |

\* Lot and Yard requirements are dependent upon the designated district usage and may vary depending upon areas being conserved or special amenities being used or established and will be reviewed upon submittal of the MU District.

\*\* Minimum Lot size is 7,500 square feet.

**8. Supplemental Requirements:** The Planning and Zoning Commission, in its minutes, shall set forth its reasons for recommendation of approval or denial of the application for a (MUO) Zone approval, along with specific evidence and facts showing that the proposal meets or does not meet the following conditions.

A. Said (MUO) Zone shall be allowed only in the C-2, Highway Commercial Zoning.

B. Said (MUO) Zone shall be in general conformity with the provisions of the Orange City Comprehensive Land Use Plan.

C. Said (MUO) Zone shall not have a substantially adverse effect on the development of the neighboring area.

D. The minimum size allowed for a (MUO) Zone by type of use shall be as follows:

1. Residential – Commercial (combination), four (4) acres.

E. Height and yard requirements shall be reflected on the Development Plan and shall promote an efficient and creative use of land.

F. Use Limitations in a (MUO) Zone no building, structure, land, or premises shall be used, and no building shall be erected, constructed, or altered, except for any use permitted in this District. All uses must be approved as shown on the Development Plan as specified in this District.

G. Standards and conditions for development:

1. A development proposed for land classified as a (MUO) Zone shall be consistent with the following general standards for use of land, and the use, type, and location of buildings, the density or intensity of use, open space, public facilities, and the Development Plan shall, where applicable, reflect compliance.

2. The applicant shall satisfy the Planning and Zoning Commission and City Council that there is the ability to carry out the proposed plan, including financial assurances and the phasing of the project, and shall prepare and submit a schedule of construction, if necessary. The proposed construction shall begin within a period of 12 months following the approval of the final application by the City Council. A minimum of 50% of the total planned construction shown on the final plan shall be completed within a period of five(5) years following such approval or the approval shall expire. If the approval expires under this section, the applicant shall show good cause to the Planning and Zoning Commission to extend the plan approved.

3. The developer shall provide and record Plats, easements, and covenants.

4. The site shall be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development.

5. Off-street parking and loading shall be provided in accordance with the parking and loading regulations of the City of Orange City.

6. All residential and commercial buildings shall be set back not less than 25 feet from the perimeter of the land zoned (MUO) Zone. Additional setback from a heavily traveled thoroughfare may be required, when found reasonable by the Planning and Zoning Commission for protection of health, safety, and general welfare.

7. The (MUO) Zone shall include such provisions for the ownership and maintenance of the Common Areas as are reasonably necessary to ensure its continuity, care, conservation, and maintenance, and to ensure that remedial measures will be available to the City Council if the common open space is permitted to deteriorate or is not maintained in a condition consistent with the best interests of the (MUO) Zone or of the entire community.

8. Common Areas as defined under this zoning district shall mean land area of the site not covered by buildings, parking, structures. Common Areas shall include open space that is accessible and available to all owners or residents in common pursuant to an Owner's Association.

**9. Application for approval of Mixed Use Zone:** An application for a (MUO) Zone shall be handled in the manner prescribed for amending this Ordinance. The same requirements for notice, advertisement of public hearing, protest, and adoption shall be required as zoning changes.

A. The full legal description of the boundaries of the property or properties to be included in the (MUO) Zone.

B. A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed (MUO) Zone.

C. When a (MUO) Zone includes provisions for common space and/or recreational facilities, a statement describing how much such open space and/or facility be owned and maintained when not under the ownership of a governmental entity. The controlling entity shall provide the City of Orange City with copies of the proposed articles of incorporation and bylaws of such entity.

D. The Planning and Zoning Commission shall meet within 45 days of an application being filed. Plans shall be filed with the City at least four(4) weeks prior to a scheduled Planning and Zoning meeting. After the application for a (MUO) zone is filed, the Planning and Zoning Commission shall hold a public hearing on said district after giving required notice for hearings and amendments. The Planning and Zoning Commission may recommend disapproval, approval, or approval with amendments, conditions or restrictions.

**10. Final Approval:** The City Council with recommendation from the Planning and Zoning Commission shall or shall not approve the Mixed Use Overlay Zone.

**11. Amendments:** The (MUO) District may be amended by 51% of the owners of the property within the (MUO) Zone.

**12. Zoning Permits:** Zoning permits shall be required in accordance with the provisions of Section 165.30 of this chapter.

**SECTION 2. REPEALER.** All ordinance or parts thereof 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 this ordinance as a whole or any section, provision or part thereof not adjudges 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 this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Deb De Haan, Mayor

ATTEST:

\_\_\_\_\_  
Janet Brown, City Clerk



