

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of the City of Orange City, Iowa
Date of Meeting:	June 20, 2022
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. Not to Exceed \$12,900,000 Water Revenue Capital Loan Notes
 - Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder
 - Resolution instituting proceedings to take additional action
9. Utility Grant Application
10. TIF Application
11. Baker Financial Dutch Front Proposal

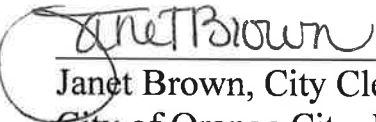
Council Meeting

June 20, 2022

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12. Jade and Beck Dutch Front Proposal
13. Set date for public hearing to amend the City Ordinances
14. Resolution setting salaries for the 2022-2023 fiscal year
15. Vehicle purchase
16. Puddle Jumper Trail Tenth Addition and Industrie Centrum 7th Addition Subdivision Improvements acceptance
17. Native wine permit renewal application
18. Restrictive Covenants and Lot Pricing for Gelderland Addition Phase I
19. Employee Appreciation Gift
20. Administrative reports
21. Council comments
22. 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
June 20, 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 June 6, 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 May 17, 2022 through June 20, 2022 is enclosed for your review. Exhibit 3
8. This is the time and place for the public hearing on the \$12,900,000 Water Revenue Capital Loan Notes Series 2022C. These bonds are related to the SW Well Pipeline project and the refinancing of previously issued bonds. After the public hearing we will then consider taking additional action to issue these notes.
9. We have received an application from Literary Dairy for the Retail Utility Incentive. Staff has reviewed the application and recommends that the application get approved.
10. We have received a TIF application from Marie Hofmeyer for her new building/business Jade and Beck. She is constructing a new building in downtown Orange City next to her current business Holland House Interiors. The new business will house a new women's boutique called Jade & Beck. On the second floor there will be two condos that will be offered as Airbnb's. The business is projected to create 8 jobs over the first two years. Jade and Beck is requesting a ten year TIF rebate. Exhibit 4
11. The Dutch Front committee meet with Nick Baker on June 1, 2022 for the proposed Dutch Front for their new Baker Financial building located at 1005 Lincoln Circle SE. Committee has recommended City Council to approve the allowable max funds for the project as a new Dutch Front. The estimated cost for the Dutch Front is roughly \$80,000.00 at this time and Council can add additional funding of 1% to cover engineering cost. Exhibit 5
12. The Dutch Front committee meet with Marie Hofmeyer on June 10, 2022 for the proposed Dutch Front for the new Jade and Beck building located at 111 Central Ave. NE. Committee has recommended City Council to approve the allowable max funds for the project as a New Dutch Front. The estimated cost for the Dutch Front is \$98,400.00. Exhibit 6
13. City Council needs to set the date of July 5, 2022 for the public hearing for the amending of the City Ordinances for the addition of Chapter 165, Zoning Regulations, Section 165.34, Mixed-Use Overlay Zone. Exhibit 7

14. Each year the Council needs to approve the wages for employees. Exhibit 8 provides the breakdown of employees either by hourly or monthly wage. 19 employees are non-union City employees, 3 are Municipal Library employees, and 16 are members of the CBA. All City non-union and the CBA members are showing a salary increase of 2.5% and for a few an increase based on their step in the CBA. Library employee wages are set by the library board of directors.
15. The street department has been looking to purchase a used snowplow truck to replace one of our aging plows. There are few used trucks available in the size and style we prefer, but we were able to find a 2003 Sterling truck and plow with 24,000 miles at a dealer in the Twin Cities. The price is \$52,945; we had budgeted \$75,000. We recommend the purchase of this truck. The City of Alton has purchased the used 1981 International that it is replacing.
16. Construction and punch list on the PJ #10 / IC #7 project has been completed and is ready to be closed out. The final cost is \$2,195,123, which is lower than the original bid of \$2,451,294. We recommend the Council accept the project improvements, approve the final payment of \$135,000, and proceed with the final documents.
17. We have received a renewal application from Woudstra's Meat Market for a Class B Native Wine Permit. Everything is in order.
18. In preparation for the sale of lots in the Gelderland Addition Phase I, the Council will need to set lot pricing and approve the restrictive covenants for the development. The covenants and the pricing of the lots are identified in Exhibit 9. Plans are to have an open listing with local realtors and begin lot sales on July 5. Lots will become available on a first come first served basis, with steps in place to receive highest and best offers in the event that two or more offers on the same lot are received on the opening day of lot sales.
19. Council will have the opportunity to consider providing full-time employees an employee appreciation gift in light of high inflation impacting cost of living.
20. Administrative reports:

Scheduled Meetings:

July 5	TUESDAY , Council Meeting, 4:30 P.M.
July 11	Mayor's Cup
July 13	Customer Appreciation Picnic
July 18	Council Meeting, 4:30 P.M.
August 1	Council Meeting, 4:30 P.M.
August 15	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
June 6, 2022

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on June 6, 2022. A quorum was declared by Mayor Pro-Tempore Steve Roesner. 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: Mayor Deb De Haan

Staff: Earl Woudstra, Janet Brown, Mark Gaul, Kurt Frederes, Jim Pottebaum, Kent Anderson, Brad De Jong, and Matt Van Schouwen

Guests: John Slegers, Sara Weber, and Mike Hofman

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

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

Approval of Minutes: The minutes of the May 16, 2022 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Tony Vande Brake, Steve Roesner; NAYS: None.

Public Hearing to Consider Utility Easement Vacation: This being the time and place as advertised a public hearing was held to consider the vacation of the utility easement on Lot 4, Beterschaap Addition. The Mayor Pro-Tempore called for comments from members of the audience, and no one was heard speaking for or against the proposed easement vacation. No written objections were filed. The Mayor Pro-Tempore then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer adopting a resolution ratifying and authorizing the disposal of the easement lying on Lot 4, Beterschaap Addition. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 6-6-22-2012 and appears in the official resolution book.

Puddle Jumper Playground Project: After consulting with Beck Engineering the recommendation is to reject the bid received from Vander Pol Excavating for \$1,553,599, as well as the alternate bids of \$122,596 for a granular trail and shade structures for \$65,800. The plan would be to separate the playground equipment and surface and rebid this portion later this summer. The site development portion and alternates of the project will be rebid later this year as well. Adjustments will be made to the project to attempt to reduce the overall development cost. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong to reject the bid received from Vander Pol Excavating for \$1,553,599 and alternate bids of \$122,596 for a granular trail and shade structures for \$65,800. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Water Rate Ordinance: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Aaron Beadner approving the second reading of proposed Ordinance No. 838, an ordinance amending the water rates in July 2022 (20%) and January 2023 (15%). On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Aaron Beadner, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer waiving the third reading of proposed Ordinance No. 838. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting Ordinance No. 838, an ordinance amending the water rates in

July 2022 and January 2023. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Engagement Agreement with Ahlers & Cooney for Water Revenue Capital Loan Notes: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the Engagement Agreement with Ahlers & Cooney for their work as bond counsel for the Water Revenue Capital Loan Notes. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Not to Exceed \$12,900,000 Water Revenue Capital Loan Notes: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake adopting a resolution setting 4:30 o'clock P.M. on June 20, 2022 as the time for a public hearing on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 6-6-22-2013 and appears in the official resolution book. Records are kept in Appendix 21.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Daron De Jong adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for OC Apartments, LLC who would like to construct a 16-unit apartment building on Iowa Avenue SW. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Rod De Boer, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 6-6-22-2014 and appears in the official resolution book.

Option to Purchase Real Estate: Adam Howerzyl and Tyler Spaans are proposing a tiny house development in Puddle Jumper 10th Addition on lots 9 through 13, which would consist of 24 to 36 units and would be planned after Executive Estates in Yankton, SD. In order for them to apply for the Iowa Workforce Housing Tax Credits it is necessary to identify the location of the development and to demonstrate the ability to secure the location. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the option for Adam and Tyler to purchase Lots 9 – 13, Puddle Jumper 10th Addition. On call of the roll motion carried. The vote was as follows; AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for Dutch Cottages, LLC who would like to construct a 36-unit tiny home development in Puddle Jumper 10th Addition on lots 9 through 13. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None. The resolution was assigned number 6-6-22-2015 and appears in the official resolution book.

Resolution in Support of a Workforce Housing Tax Incentive Program Application: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong adopting a resolution in support of a Workforce Housing Tax Incentive Program Application to be submitted to the Iowa Economic Development Authority for Vision Builders, Inc. who would like to construct an 8-unit apartment building to be located in Puddle Jumper 8th Addition, Bluestem #2. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None. The resolution was assigned number 6-6-22-2016 and appears in the official resolution book.

Lease Extension with Orange City Area Health System for Adult Activity Center: A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the lease extension for three years with Orange City Area Health System for the Adult Activity Center area. The lease will remain the same rate of \$8/square foot with the annual cost of \$27,200. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner, Tony Vande Brake; NAYS: None.

Alton Annexation Agreement: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the Agreement with the

City of Alton to adjust the existing annexation agreement. The agreement reflects the transfer of an approximate 4.5 acre parcel in the southeast corner of the Gelderland Addition to Alton in exchange for moving the annexation boundary north of Highway 10 one quarter mile to the east. Orange City will also leave 13,000 cubic yards of soil on site, and all development costs for Alton connecting to Orange City's 14th Street will be at Alton's expense. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Cigarette Permit Applications: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the cigarette permit applications as submitted by Conoco, Casey's General Store, Dollar Fresh, Dollar General, Don's Food Center, Dutch Mart, and Fareway. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Liquor License Renewal Application: A motion was made by Council member Aaron Beadner and duly seconded by Council member Tony Vande Brake approving the renewal application for a Class C Liquor License as submitted by Nederlander's Grill. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Tony Vande Brake, Rod De Boer, Daron De Jong, Steve Roesner; NAYS: None.

Administrative Reports:

Scheduled Meetings:

June 20	Council Meeting, 4:30 P.M.
July 5	TUESDAY , Council Meeting, 4:30 P.M.
July 11	Mayor's Cup
July 13	Customer Appreciation Picnic
July 18	Council Meeting, 4:30 P.M.

Oral reports: Earl shared a reminder that fireworks are allowed beginning June 15 through July 8; ash bore confirmed in the community; working with Eric Ribbens executing the tree replacement plan; should establish a burn site for the ash trees; Steering Committee thank you; proposed trails map for the Sioux County Regional Trail Connection.

Council Comments: The Mayor Pro-Tempore called for comments from members of the Council and the following were heard. Aaron thanked all the Tulip Festival volunteers.

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, Steve Roesner, Tony Vande Brake; NAYS: None. Adjournment time was 5:20 o'clock P.M.

Steve Roesner, Mayor Pro-Tempore

ATTEST: _____
Janet Brown, City Clerk

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa
Month Ended MAY 31, 2022

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 2,220,409.11	\$178,039.88	\$339,660.10	\$ 2,058,788.89	\$168,278.90	\$2,227,067.79
Library	353,269.36	\$38,989.31	\$45,445.61	346,813.06	\$711.53	\$347,524.59
JSDA- IRP Loan	101,074.61	\$3,388.40		104,463.01		104,463.01
Cemetery Fund	42,098.99	3,225.00	16.34	45,307.65		45,307.65
Cemetery Fund- Perpetual Care	124,370.05			124,370.05		124,370.05
USDA- Revolving Loan Fund	287,555.73			287,555.73		287,555.73
Road Use Tax	1,218,944.56	36,059.48		1,255,004.04		1,255,004.04
Hotel/Motel Sales Tax	195,965.80	28,441.12	32,050.00	192,356.92		192,356.92
Tax Increment Financing						
Event Center TIF	38,534.12	17,173.13		55,707.25		55,707.25
Housing TIF	563,800.12	6,285.01		570,085.13		570,085.13
Industrial Park TIF	498,310.70	11,797.20		510,107.90		510,107.90
Hawkeye TIF	38,937.54	1,207.10		40,144.64		40,144.64
Debt Service	1,712,904.15	33,592.99		1,746,497.14		1,746,497.14
Capital Projects:						
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	13,121.39		2,289.25	10,832.14		10,832.14
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	(2,441,013.47)	500,000.00	117,210.13	(2,058,223.60)		(2,058,223.60)
Stoplight Project- Hwy 10	(441,769.98)		218.00	(441,987.98)		(441,987.98)
Puddlejumper Trail Park Project	(86,789.00)		24,930.00	(111,719.00)		(111,719.00)
18th Street - RISE Project	(97,347.50)		16,872.50	(114,220.00)		(114,220.00)
Payroll Clearing	55,079.56	113,590.99	122,478.79	46,191.76	3,298.30	49,490.06
Electric	2,421,937.18	668,962.19	609,971.96	2,480,927.41	15,678.63	2,496,606.04
Water	381,106.93	99,701.41	917,364.39	(436,556.05)	53,627.05	(382,929.00)
Sale of OC Comm.	205,111.60			205,111.60		205,111.60
Sewer	2,572,026.01	113,766.91	45,875.08	2,639,917.84		2,639,917.84
Gas	617,433.71	322,778.00	218,799.50	721,412.21		721,412.21
Total	\$ 11,096,855.57	\$2,176,998.12	\$2,493,181.65	\$10,780,672.04	\$241,594.41	\$11,022,266.45

INVESTMENTS		
FUND	This Report	Last Report
General	\$40,000	40,000
Library	-	-
Debt Service	-	-
Road Use Tax	-	-
Event Center	-	-
Electric:		
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	1,060,000	100.0	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

Report dates: 5/16/2022-6/16/2022

Jun 16, 2022 12:10PM

Vendor Name	Description	Net Invoice Amount
A & M LAUNDRY	Laundry Supplies	30.00
AgState	Fuel	6,254.62
AHLERS COONEY DORWEILER	GO Bonds- REC Taxable	6,400.00
AHLERS COONEY DORWEILER	Legal Work on GO Bond- 2020 Street	52.00
AMERICAN FAMILY LIFE ASSUR CO	Group Insurance	130.52
Anthem Sports LLC	Summer Recreation Supplies	271.02
Aramark Inc	Supplies for Event Center	309.00
Aramark Inc	Supplies for Event Center	309.00
Aramark Inc	Supplies for Event Center	288.67
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplies	907.05
Axon Enterprise Inc.	One Taser for OCPD along with Refill Cartridges	2,034.55
BARCO MUNICIPAL PRODUCTS	Street Sign- St. Paul and Hwy 10	117.29
Beck Engineering Inc.	PJ Park Project- Engineering	4,437.50
Beck Engineering Inc.	18th Street Project-- Engineering	1,881.25
Beck Engineering Inc.	Hwy 10 Turn Lane Project-	15,575.00
Beck Engineering Inc.	Engineering - Pool Slide	136.25
BOMGAARS SUPPLY	Supplies- Light Account # 14-380-0	151.60
BOMGAARS SUPPLY	Supplies - Account 14-002-0	1,333.96
BORDER STATES INDUSTRIES INC	Wire - 12/2 12,000ft	10,611.30
BORDER STATES INDUSTRIES INC	Red Locate Paint for Electric	314.33
BORDER STATES INDUSTRIES INC	Wire - 12/2 12,000ft	98.61-
BORDER STATES INDUSTRIES INC	Wire - 12/2 12,000ft	82.81-
BORDER STATES INDUSTRIES INC	Electrical Materials	97.45
BORDER STATES INDUSTRIES INC	Electrical Materials	10,527.94
BORDER STATES INDUSTRIES INC	Electrical Materials	6,935.69
BORDER STATES INDUSTRIES INC	Credit REturn - Wire for Electric	10,207.80-
BORDER STATES INDUSTRIES INC	Tree Stumps	84.00
Boyer Service	Red Ball Diamond Aggregate for Ball Field Project	1,575.79
BRYAN ROCK PRODUCTS INC.	Summer Rec Supplies	44.98
BSN Sports	Summer Rec Equipment	36.00
BSN Sports	Summer Rec Equipment	120.00
BSN Sports	Chemicals for Pool- Qtrly	3,700.00
Carrico Aquatic Resources	Supplies for Pool	488.96
Carrico Aquatic Resources	IT Support	2,854.63
Catalyst Solutions Inc.	Telephone Supplies	14.99
Celluar Only - Orange City	Concrete Testing for School - MOC-FV	4,004.50
CERTIFIED TESTING SERVICES INC	Summer Rec Caps	687.50
CF Promo	Bonus Bucks	20.00
CHAMBER OF COMMERCE		

Vendor Name	Description	Net Invoice Amount
CHAMBER OF COMMERCE	Bonus Bucks	2,050.00
Cleveringa Excavating LLC	Nassau Lift Station - MOC School Project	8,059.80
Continental Fire Sprinkler	Annual Inspection of Fire Protection at Event Center	160.00
CULLIGAN WATER CONDITIONING	Water for Cooler at City Hall	52.00
D & L PLUMBING & HEATING	Service Call to vets park	1,441.67
D & L PLUMBING & HEATING	Service Call to Fire Station	927.95
D & L PLUMBING & HEATING	Service Call to Pool	1,731.03
D & L PLUMBING & HEATING	Service Call to East Substation	21.56
D & L PLUMBING & HEATING	Supplies	5.26
D & L PLUMBING & HEATING	Supplies- Bleachers	127.68
D & L PLUMBING & HEATING	Hit Water Line along St Paul- Darrin Uhl	545.11
D & L PLUMBING & HEATING	Service Call to Pool	106.17
D & L PLUMBING & HEATING	Service Call to Chamber Office	206.46
D & L PLUMBING & HEATING	Service Call to Fire Station	160.80
D & L PLUMBING & HEATING	Service Call to Pool	157.77
DEJONG OIL AND REPAIR INC	Truck Repairs	2,084.46
DGR Engineering	School Project- MOC Elem.	6,715.26
DGR Engineering	Electric System Mapping	61.50
DIAMOND VOGEL PAINT	Paint Supplies	940.00
DON'S FOOD CENTER	Supplies	173.18
D-P TOOLS	Supplies for Street Shop	24.48
DUTCH BAKERY	Supplies	60.00
Eason's Shop	Service Electric Pickup	200.52
ED M FELD EQUIPMENT CO INC	Helmet Shields for OCFD	310.00
ED M FELD EQUIPMENT CO INC	Fire Boots, Fire Helmets	3,772.00
ED M FELD EQUIPMENT CO INC	Storz Fittings for OCFD	4,609.50
ED M FELD EQUIPMENT CO INC	Wye Fittings for OCFD and Flashlights	1,244.00
EMC NATIONAL LIFE COMPANY	Life Insurance	679.36
FAREWAY STORES INC	Supplies for City Hall Account 58022	31.86
FAREWAY STORES INC	Supplies- Event Center Account	181.23
FEDERAL SIGNAL CORP.	Battery for Waring Siren	584.00
First Choice Recycling Inc.	E-Recycling for OC	4,327.68
Fischer, Lyle	Energy Rebate	25.00
Foundation Analytical Laboratory Inc.	Water Testing	229.00
Foundation Analytical Laboratory Inc.	Water Testing	857.25
GENERAL TRAFFIC CONTROLS	Annual Maintenance of Stoplights	1,126.66
Golden Valley Hardscapes LLC	Playground Mulch	3,425.00
GREENWORLD INC.	New Planters along City Hall	307.18

Vendor Name	Description	Net Invoice Amount
GREENWORLD INC.	Flowers along City Hall	199.75
GROEBNER & ASSOCIATES	Gas Meter Supplies	370.38
GROEBNER & ASSOCIATES	Gas Meter Supplies	313.24
Ground Effects Inc	Fertilizer for Tulip Beds	989.89
Group Resources of Iowa LLC	Manange Health Plan	502.50
H&D Underground Inc.	Bore Gas Line to the MOCFV Elementary School	5,030.00
H&D Underground Inc.	Bore Gas Line for Vogels Property Expansion	5,610.00
H&D Underground Inc.	Bore Water Line for Nick Wielenga property	570.00
Harmelink, Jacob	Fuel Reimbursement	67.75
Harmelink, Jacob	Fuel Reimbursement	55.50
HAWKINS INC.	Chemicals	1,310.66
HAWKINS INC.	Chemicals	1,789.81
HAWKINS INC.	Chemicals	1,778.44
Heiman Fire Equipment	Annual Inspection of Fire Ext.	1,178.00
HIEMSTRA LAWN CARE	Paint Lines at Pool, and Event Center	7,390.00
HOFMEYER ELECTRIC	Work done at Street Department- Wire Bldg	3,152.11
HOFMEYER ELECTRIC	Electric Work done at City Hall	121.43
HOLIDAY INN- DES MOINES	Meeting Expense	245.91
IA ASSOC OF MUNICIPAL UTIL	Gas Training- Shawn Lancaster	140.00
IA ASSOC OF MUNICIPAL UTIL	Meeting with IAMU Staff to discuss Gas system	306.15
Iowa Concrete Grinding & Coating	Grind and Seal Pool restroom floors	4,500.00
IOWA INFORMATION INC.	Advertising- Acct 1314	1,026.00
IOWA INFORMATION INC.	Advertising for Prairie Winds Event Center- Assistant Acct 5132	465.84
IOWA LAW ENFORCEMENT ACADEMY	Jacob Harmelink- Academy Tuition	6,875.00
IOWA ONE CALL	Fax	62.80
IOWA UTILITIES BOARD	FY 2022 Assessments - Electric	1,633.97
JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms- Trey Schiebout	1,351.90
JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms- Trey Schiebout	205.84
JANITORS CLOSET	Supplies for Event Center	118.44
JANITORS CLOSET	Supplies for Event Center	18.00
JANITORS CLOSET	Cleaning Supplies	95.00
JOES TV & APPLIANCE	Service Call to Parks Bldg- Dryer at Vets Park	75.00
KLAY VELDHUIZEN BINDNER DEJONG	Legal Services	2,941.25
Klein, Todd	Expense Reimbursement- Office Supplies	33.98
Klein, Todd	Shoe Reimbursement	125.00
Kopetsky's Ace Hardware	Supplies- Acct 6001	65.99
Kopetsky's Ace Hardware	Supplies - Account # 6000	1,778.43
KSOU- AM/FM	Advertising	200.00

Vendor Name	Description	Net Invoice Amount
KTVI TELEVISION INC.	Tulip Festival - Weather on the Road	4,000.00
LeLux Diversified	Service Call to City Hall - Jet Line - Restrooms	842.63
Loffler Companies. Inc.	Service Contract on Copier	470.54
Long Lines	Telephone	1,951.58
Long Lines	Event Center Telephone- Prairie Winds	389.95
Long Lines	WiFi at Light Shop	8.95
Maasdam, Kirk	Shoe Reimbursement	150.00
MARVS OUTDOOR POWER EQUIPMENT	Mower Repairs & Supplies	229.91
Matheson Tri Gas Inc.	Carbon Dioxide Cylinder 10LB	45.26
MIDAMERICAN ENERGY	Utilities	1,148.77
MIKE'S WELDING & REPAIR	Blade for Payloader	1,547.25
MISSOURI RIVER ENERGY SERVICES	Annual Meeting Expense	225.00
MISSOURI RIVER ENERGY SERVICES	AMI Meter count fee	565.80
Mouw Motor Inc.	Service 2017 Ford Explorer- OCPD	103.30
Mulder Auto Tire & Lube	Service 2019 Ford Explorer- Police Department	59.30
Mulder Auto Tire & Lube	Service on Ford Explorer- Kurt	71.27
MUNICIPAL SUPPLY INC	White Marking Paint	224.20
MUNICIPAL SUPPLY INC	Water Meter Supplies	173.73
MUNICIPAL SUPPLY INC	Water Meter Supplies	540.60
NAPA Truck & Auto	Hose Clamps for Street Poles	96.40
NEAL CHASE LUMBER	supplies	525.13
No Streaking Window Cleaning	Clean Windows at City Hall and Stadcentrum	282.95
NORTH WEST RURAL ELECTRIC COOP	Street Light Usage- Acct 1392600	164.63
NOTEBOOM ELECTRIC	New Ice Machine at Event Center	4,742.14
NOTEBOOM ELECTRIC	Clean AC Units at Event Center, and Clean Ice Machine	403.16
NOTEBOOM ELECTRIC	Supplies	175.51
NOTEBOOM OIL COMPANY	Tires for Police Vehicle - Police Account	1,298.50
NOTEBOOM OIL COMPANY	Fuel- Orange City Firemen Account	31.99
NW Iowa YES Center	Transportation Cost for OCPD	270.30
OCDC Inc.	Interest Payment on OCDC Loans	18,734.74
ONE OFFICE SOLUTION	Office Supplies	494.47
ORANGE CITY DEVELOPMENT CORP.	Interest Payment thru June 30 for Land Note	6,537.04
ORANGE CITY HEALTH SYSTEM	Event Center Housekeeping Hours and Maintenance Hours	2,035.00
ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
ORANGE CITY PLUMBING & HEATING	Supplies for Electric Department	168.36
ORANGE CITY SANITATION	Refuse Hauling Charges	28,369.40
ORANGE CITY SANITATION	Extra Dumpster Pickup - Acct 563720	306.42
ORANGE CITY SANITATION	Extra Dump- Dog House- Acct 420757	25.00

Report dates: 5/16/2022-6/16/2022

Jun 16, 2022 12:10PM

Vendor Name	Description	Net Invoice Amount
ORANGE CITY SANITATION	Dumpster for Pool- Acct 403481	188.10
ORANGE CITY SANITATION	Tulip Festival Restrooms- Chamber Account	7,295.00
ORANGE CITY SANITATION	Event Center Dumpster	171.36
Pipestone Vet Services	Gloves for Parks Department	340.14
PLUIM PUBLISHING	Advertising and Supplies	3,267.23
Pottebaum, Brady	Rope Holders for Tulip Festival	300.00
Prairie Winds Event Center	Rental of Event Center	500.00
Premier Communications	Telephone for City Hall	436.86
Quadient Finance USA Inc.	Postage	1,000.00
RANDY'S IRON WORKS INC.	Supplies for Parks and Street Departments	373.36
RANDY'S IRON WORKS INC.	Supplies	108.38
Reams Sprinkler Supply	Supplies for Fountain at Event Center	202.51
Reams Sprinkler Supply	Fountain at Event Center	383.56
Recreation Supply Company	Rescue Tubes for Lifeguards at Pool - 4	292.80
REGIONAL TRANSIT AUTHORITY	Dial A Ride Expense- Quarterly Charge	3,750.00
ROAD GUY CONSTRUCTION INC.	Seal Coat.	14,672.13
Sandry Fire Supply LLC	Multi Gas Detector for OCFD	2,991.04
Schiebout, Trey	Shoe Reimbursement	150.00
Schwebach Cemetery Services	West Lawn Cemetery	4,500.00
Sinclair Broadcast Group	Advertising for Tulip Festival	250.00
SIoux ABSTRACT CO.	Abstract- Gelderland First Addition- MOC Elem	625.00
SIoux ABSTRACT CO.	Abstract - Dutch Holdings -PJ 7- Lot 1	400.00
SIoux ABSTRACT CO.	Abstract - Dutch Holdings -PJ 7- Lot 2	400.00
SIoux COMMERCIAL SWEEPING	Crack Sealing	20,000.00
SIoux COUNTY ENGINEER	Street Sign Materials	338.88
SIoux COUNTY RECORDER	Recording Fees	98.00
SIoux OIL COMPANY	Fuel	4,196.22
SIoux OIL COMPANY	Fuel Supplies- Filter and Pump	539.09
SIoux OIL COMPANY	Fuel	1,363.44
SIoux OIL COMPANY	Fuel	5,212.69
SIoux OIL COMPANY	Fuel	600.00
Southern Sioux Co. Rural Water	Customer Hookups & Charges	3,151.50
Spireworks	Manage Website and Social Media, and Newsletter	44.97
STAN HOUSTON EQUIPMENT INC.	Safety Vests for Street Department	1,891.25
Steamway Carpet Cleaners	Clean Chairs at Event Center	10,840.81
Steve Brouwer Trucking Inc.	Pea Rock, Sand, and Red Chips	3,948.53
SWIFT AIR INC.	Service A/C at City Hall	502.92
SWIFT AIR INC.	Service A/C at City Hall	4,472.50
Team Company Inc.	Soccer Shirts	

Vendor Name	Description	Net Invoice Amount
Thompson Automation & Specialty Services	Service Call on PJ Lift Station	1,298.40
Thompson Automation & Specialty Services	Service Call to Water Plant- Replaced analog card for well	1,859.08
Town & Country Implement Inc.	Flasher Unit for Street Department	90.25
TWO-WAY RADIO	Pager Repairs and Two New Pagers- OCFD	1,433.97
TWO-WAY RADIO	Pager Repair for OCFD	115.98
TYLER TECHNOLOGIES INC	Tyler Software- Training	7,865.00
TYLER TECHNOLOGIES INC	Software Training with Staff	747.50
TYLER TECHNOLOGIES INC	Tyler Software- Training	910.00
U S POSTMASTER	Renew PO Box	130.00
U.S. BANK INC	Meeting Expense	3,828.74
ULine	Cleaning Supplies	1,019.28
ULine	Cleaning Supplies	594.99
USA BLUEBOOK	Supplies for Water Plant	165.17
UTILITY EQUIPMENT CO	Equipment for Campground	6,775.40
VAN ENGELENHOVEN AGENCY	Insurance- West Substation Value	404.00
VAN ENGELENHOVEN AGENCY	Liability Coverage for Water Pipe	2,063.00
Van Wall Equipment Inc.	Landsmeer Equipment- JD Mowers	28,145.00
VANDER POL EXCAVATING	MOC School Project- Pay Est # 11	285,581.90
VANDER POL EXCAVATING	Rebar - Street	135.90
VANDER POL EXCAVATING	Rebar - Street	100.00
VANDER POL EXCAVATING	Grading Dirt by Old Airport	1,050.00
VISSER BROTHERS PLUMBING & HTG	Filters for Sewer Plant	156.00
WESCO DISTRIBUTION INC	2000 KVA and 1000 KVA Transformer	118,280.00
WESCO DISTRIBUTION INC	Electric Materials	520.00
Grand Totals:		815,508.14



Application for assistance
Through Tax Increment Financing

Applicant Name: Jade & Co. Boutique/Marie Hofmeyer
(Business, Company/Developer)

Contact Person: Marie Hofmeyer

Title: Owner

Address: 111 Central Ave NE

City: Orange City

State: Iowa

Zip Code: 51041

Telephone Number: 712.707.5522

Provide a brief description of your project:

The new Jade and Beck building downtown will house a new clothing store Jade & Co. Boutique along with two upper level condos that will be used as AirBnbs.

Jade & Co. Boutique will be a 1500 SF clothing store that will be mainly focused on women's clothing, shoes and accessories. This is an expansion of the clothing offerings currently located within Holland House. There will be a doorway connecting the buildings allowing shoppers to go in between the stores easily.

The Jade Condo will be a 3 bedroom 2 bathroom condo facing Central Ave. There will be a covered deck in the front. There will be Central Ave access to this condo as well as alley and garage access.

The Beck Condo will be a 1 bedroom 1 bathroom condo that will be located in the rear of the building and will have a deck as well. There will be alley and garage access to this condo.

The garage space for the condos will be used as storage for Holland House until the condos would be sold as homes.

city of orange city

phone: 712.707.4885

fax: 712.707.4331

125 Central Ave SE Box 406

Orange City, IA 51041

orangecityiowa.com





Start Date: 5/1/22

Number of months to complete project? 6

Number of current full-time (FT) & part-time (PT) employees: FT PT

How many new FT & PT employees will be added to the payroll: 12 Months 6 24 Months 8?

Average annual wage for a new FT position: \$ 35,000 per year. Annual new payroll after 24 Months 45,000

Will any existing jobs be eliminated if the project does not proceed? No 4 Yes, # of jobs.

What additional economic benefits besides job creation the community would realize?

We are excited to have the condos as Airbnbs located downtown Orange City. I think that will be a fun and interesting option for those visiting our community. I want to see downtown thrive and to not only get people downtown but to stay downtown too. With the other businesses growing and adding on more we can keep working at creating a vibrant place for people to hang.

city of orange city
phone: 712.707.4885
fax: 712.707.4351

125 Central Ave SE Box 406
Orange City, IA 51041
orangedcitylowa.com





What form of TIF assistance requested? (I.e. Financial assistance, obtaining land or property from the city, assistance with utilities or streets, site improvements.) Explain.

We are requesting a 10 year TIF Rebate.

city of orange city
phone: 712.707.4885
fax: 712.707.4331

125 Central Ave SE Box 406
Orange City, IA 51041
orangecityiowa.com





(Applicant, Individual, General Partner, Trade Name,
Corporation, Developer.)

Approval Date _____

By _____

Title _____

By Marie Hofmeyer
(Signature)

By Marie Hofmeyer
(Type, Print)

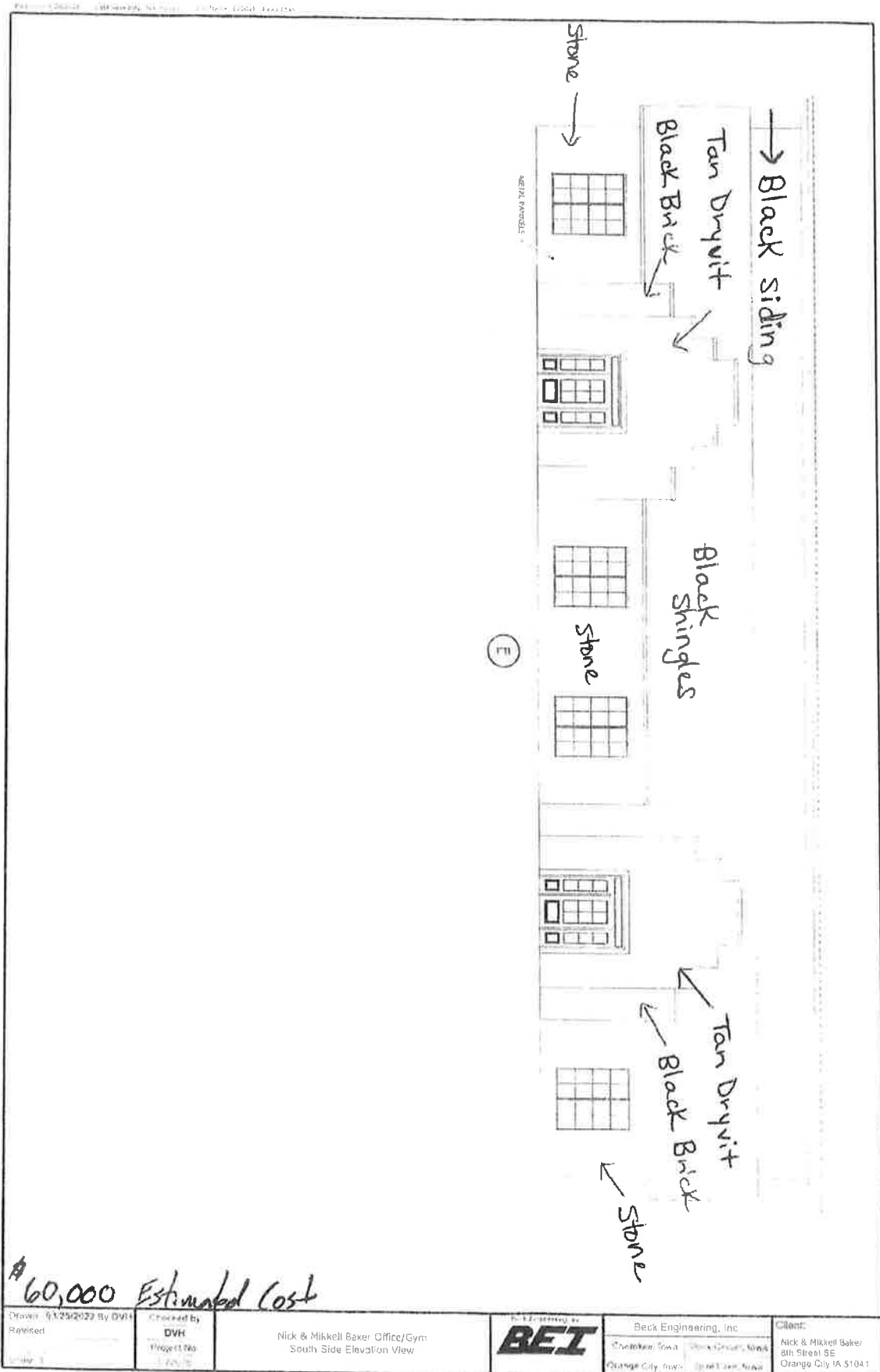
Title: owner

2017 / 2018 Fiscal Year - Consolidated Levy - \$30.86772 per \$1,000 of assessed value less Debt service levy - \$7.24967 per \$1,000 of assessed value = net rebate \$23.61805 per \$1,000 of assessed value.

city of orange city
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123 Central Ave SE Box 406
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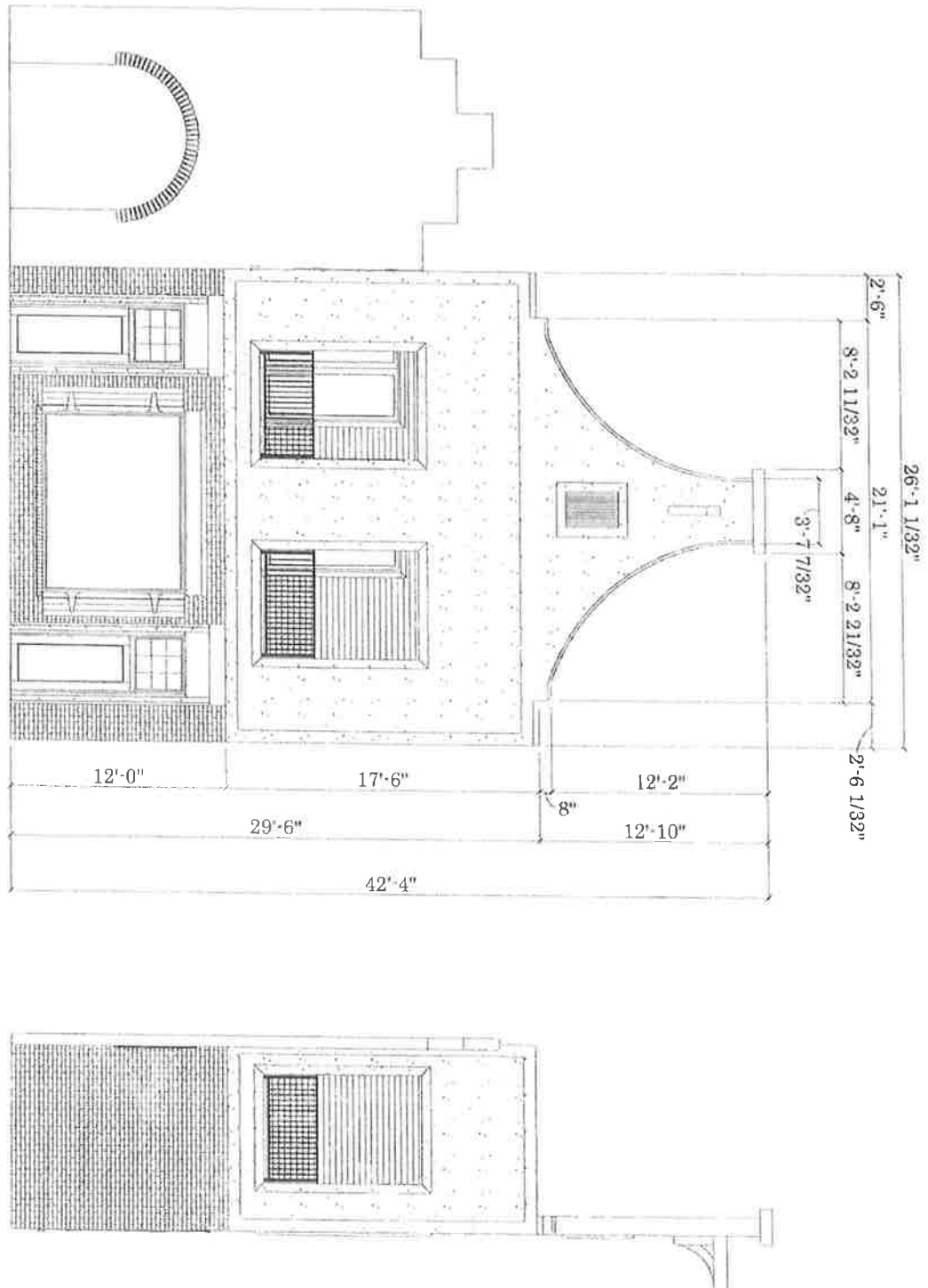


^A 60,000 Estimated Cost

Drawn: 5/12/2022 By DVH Revised:	Checked By: DVH Project No: 1-10-15	Nick & Mickell Baker Office/Gym South Side Elevation View	Beck Engineering, Inc. BEI	Client: Nick & Mickell Baker 8th Street SE Orange City IA 51041
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6-1-22

NORTH & WEST ELEVATION 5-13-22
SCALE: 3/8" = 1'-0"

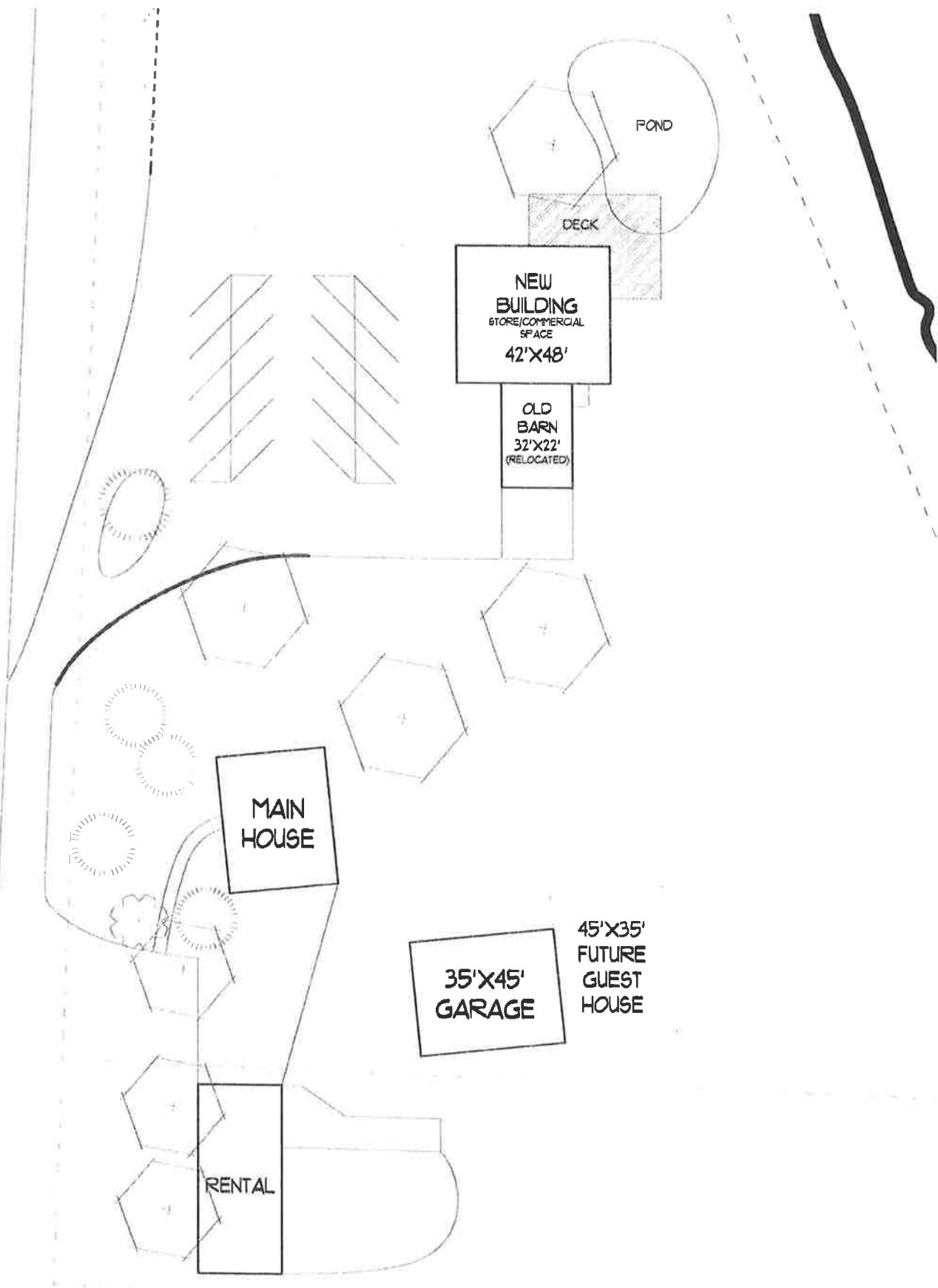


\$98,400 Estimated Cost

Mane Holmeyer/ Jade & Buck Co. 1111 K...	POPPOMA-SIKMA	Poppoma-Sikma Construction	SCALE: 3/8" = 1'-0" DRAWN BY: T. J. ... DATE: Monday, May 18, 2022	APPROVED: [Signature] CHECKED BY: [Signature]	5/5 ...
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6-10-22





ORDINANCE NO. 839

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY THE ADDITION OF SUBSECTION A. ALBANY PLACE SE AREA TO CHAPTER 165, ZONING REGULATIONS, SECTION 165.34 MIXED USE OVERLAY ZONE, 2. SPECIAL FOCUS AREA

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

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 subsection A. Albany Place SE Area to 2. Special Focus Area:

A. Albany Place SE Area. That part of the W ½ SW ½ of Section 4, Township 94 North, Range 44 West of the 5th P.M., in the Incorporated City of Orange City, Iowa, more particularly described as follows: Beginning at a point 1032.9 feet North and 250 feet East of the Southwest corner of said SW 1/4; Thence East 238 feet; thence North 18° 10' West, 378 feet; thence North 19° 37' West, 134 feet; thence North 22° 24' West, 300 feet; thence North 49° 57' West, 50 feet; thence North 75° 24' West, 178.3 feet to a point on the Section line; thence South 539.8 feet; thence East 250 feet; thence South 300 feet to the point of beginning, subject to public highway.

SECTION 2. REPEALER. All ordinance of 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 invalid or unconstitutional, such adjudication shall not affect the validity of this 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 City Council of the City of Orange City, Iowa this _____ day of _____, 2022

Deb De Haan, Mayor
City of Orange City, Iowa

ATTEST: _____
Janet Brown, City Clerk
City of Orange City, Iowa

1st reading-
2nd reading-
3rd reading-

RESOLUTION NO. 6-20-22-2018

A RESOLUTION SETTING THE SALARIES FOR APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF ORANGE CITY FOR THE 2022-23 FISCAL YEAR.

Be it Resolved, By the Council of the City of Orange City:

The following persons and positions named shall be paid the salaries or wages indicated and the City Clerk is authorized to issue checks, less the legally required or authorized deductions from the amounts set out below, and make such contributions to IPERS and FICA or other purposes as required by law or authorization of the City Council, all subject to audit and review by the City Council:

Mitch Aalbers	Park & Rec Director	5,830.93/mo.
Kent Anderson	Finance Officer	6,110.21
Janet Brown	City Clerk/Office Manager	6,110.21
Alan De Jong	Electric Line Foreman	8,091.38
Ed De Jong	Gas Foreman	6,583.74
Mark Gaul	Community Development Director	9,166.77
Bruce Jacobsma	Assistant Police Chief	6,432.25
Lisa Johnson	Library Director	6,451.47
Jess Kuehl	Event Center Manager	4,484.38
Kirk Maasdam	Water & Wastewater Treatment Foreman	7,120.87
Noah Minnick	Park/Recreation Assistant	3,467.68
Jim Pottebaum	Chief of Police	6,980.47
Dave Sassman	Water & Wastewater Foreman	6,313.21
Randy Van De Griend	Street Foreman	6,653.11
Phyllis Van Gelder	Education & Literacy Librarian	3,822.00
Matt Van Schouwen	Public Works Director	9,269.33
Earl Woudstra	City Administrator	10,807.89
Danielle Zuidema	Event Center Assistant Manager	3,331.25
Brian Goslinga	City Groundskeeper	27.65
Shawn Lancaster	Accounts Receivable Specialist	21.50
Erica Van Wechel	Deputy City Clerk	22.00
Abbie Ver Mulm	Library Administrative Assistant	17.72
Kurt Frederes	Code Enforcement Officer	5,830.93/mo.
Michael Anema	Electric Line Maintenance Worker II	35.93
Mike Klootwyk	Journeyman Lineman	40.43
Blake Snieder	Electric Line Maintenance Worker I	29.99
Jonathan Van Zweden	Electric Line Maintenance Worker I	32.10
Don Snieder	Mechanic	28.40
Luke Horkey	Street Crewman	27.13
Duane Hulstein	Investigator	32.81
Audley De Jong	Police Officer	30.62
Jacob Harmelink	Police Officer	30.62
Trey Niemyer	Police Officer	30.62
Trey Schiebout	Police Officer	26.09
Darren Wielenga	Police Officer	30.62
Shane Schwarz	Gas Worker	29.93
Todd Klein	Water & Wastewater Operator	29.10
Josh Kramer	Water & Wastewater Operator	29.10
Part-time Police Officers		22.47
Employee Interchange Rate		27.13
Daily and/or Casual Labor	Minimum Wage/12.00	

Employee portion Insurance benefit, 90% of premium/mo. Dependent Insurance benefit (applies when employees dependents are insured under the City group insurance program) 75% of premium/mo. Hours of work, workweek, paydays, and overtime are defined in the employee handbook and collective bargaining contract.

Passed and approved this 20th day of June, 2022.

ATTEST: _____
Janet Brown, City Clerk

Deb De Haan, Mayor

**DEDICATION AND PLAT PROVISIONS
AND RESTRICTIVE COVENANTS
CITY OF ORANGE CITY, ORANGE CITY, IOWA
GELDERLAND ADDITION PHASE I – R1 AND R2 RESIDENTIAL**

- A. Description of the Property: The area zoned R1 residential (lots 8 to 26) and the area zoned R2 residential (lots 1 to 7) in the Gelderland Addition Phase I, in the Incorporated City of Orange City, Sioux County, Iowa
- B. This parcel is owned by the City of Orange City and the attached Plat and Survey is supplied by DeWild Grant Reckert Engineering of Sioux City, Iowa. As the Owner and Developer of the parcel, it is the City of Orange City's desire that said real estate be surveyed and platted into lots, streets and utility easements as shown on the attached Plat subject, however, to the following declaration of covenants and uses to which said lots may be put, hereby specifying that said covenants shall run with all of the land, as provided by law, and shall be binding on all parties and all future persons claiming under it for the benefit of and limitation upon all future owners of real estate in said addition. Said covenants are designed for the purpose of keeping said addition desirable and uniform and achieving the announced goal of the City of Orange City of providing housing lots for the citizens of the community.

If any person, his heirs, administrators, executors or assigns acquiring right, title or interest in and to any of said addition shall violate the covenants herein, it shall be lawful for any person or persons owning any real properties situated in said addition to pursue any proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and to seek judgment, either to prevent him or them from doing so or to recover damages for such violations.

I. LAND USE AND BUILDING TYPE IN R1 LOW DENSITY RESIDENTIAL:

- A. All lots shall be used for residential purposes. No buildings shall be erected, placed or permitted to remain on any lot other than one (1) single family dwelling structure, not to exceed two stories in height, and with attached garage with no more than three typical single garage doors or their equivalent.
- B. Dwellings constructed on any lot shall have minimum ground floor areas (excluding attached garages, breezeways, porches, and patios) as follows:
1. One story dwellings: 1500 square feet
 2. Split-level dwellings: 1000 square feet – first level, 500 square feet – second level
 3. One and one-half and two story dwellings: 1200 square feet main floor
 4. All dwellings shall have a roof pitch of 4' x 12' or greater
 5. Minimum garage size of 500 square feet

- C. Each residential property may contain one (1) accessory building, architecturally consistent with the residence on the same lot, not more than one story in height and smaller than 1000 square feet. Any accessory building must use comparable building material as the principal structure upon the lot and comply with all City building codes. No accessory building shall be used for human habitation.
- D. All buildings so erected or placed on any lot shall be of new construction. This covenant is intended to prohibit the building of earth shelter houses and dwellings, houses surrounded by berms, or other underground houses.
- E. Each residential unit in the addition shall have a full basement, as defined in the industry, for the home style selected.
- F. Any home constructed off-site and transported to the Addition for installation upon a prepared basement must utilize wooden floor joists.
- G. All driveways leading to attached garages shall be constructed of concrete.
- H. Fences are allowed in the Addition provided the fence follows Orange City ordinance for fencing material, height, and location.
- I. No sign of any kind shall be displayed to the public view on the premises except signs of not more than three square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the advertising and sales period
- J. All waters from the roofs of dwellings in said Addition shall be discharged into the street or the front or rear yards of the property and shall not be discharged as to flow upon or across the land of any other owner or proprietor except as provided for on the Final Plat.
- K. No satellite dishes in excess of 20 inches in diameter will be permitted in this subdivision. All electric, telephone, and cable wiring shall be underground.
- L. No solar collectors or solar panels shall be easily visible from any street in the subdivision.
- M. No steel roofs are allowed except those identified as residential steel roofs that are colored, standing seam, with hidden steel fasteners.
- N. The City of Orange City has first rights of any excess soils that are not needed during the construction of the initial primary structure on any Lot in the subdivision. When the purchaser determines that the excess soils are no longer needed during the construction process, the City shall remove said excess soils at the City's expense within a reasonable amount of time.

II. LAND USE AND BUILDING TYPE IN R2 MEDIUM DENSITY RESIDENTIAL:

- A. All zoning regulations identified in Chapter 165.17 of the Orange City Code of Ordinances shall be followed.

III. VEHICULAR PARKING:

Residents of the Addition shall provide off-street parking facilities for all vehicles regularly operated within the Addition. No recreational vehicles shall be parked on any lot, except inside a garage. For the purposes of this provision, recreational vehicles shall include, but not be limited to, house trailers, travel trailers and boats.

IV. NUISANCES:

No noxious or offensive trade or activity shall be carried on upon any lot or tract, nor shall anything be done which may be or become any annoyance to the neighborhood. Owners of lots in the addition are to keep said lots neat in appearance at all times. No large vehicles, such as large trucks, shall be parked in the addition, except those brought in temporarily in connection with service or in case of emergencies. For purposes of this provision, the holding of animals for commercial sale and/or breeding, is a nuisance. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets which are not kept, bred, or maintained for any commercial purposes.

V. TEMPORARY STRUCTURES:

No trailer, basement, tent, shack, barn, garage, or other building erected or placed in the tract or in any lot therein shall, at any time, be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or of less than one story above ground be used as a residence.

VI. MAINTENANCE:

The title holder of each lot or tract, vacant or improved, shall keep said lot or tract free of weeds, grasses longer than 8" and debris and shall maintain and keep free of snow and debris all sidewalks adjacent upon said lot or tract.

VII. LOT PRICE, METHOD OF SALE, MINIMUM ASSESSMENT

R1 Low Density Residential Lot Pricing:

The price of **Lots 8-10** shall be **\$55,000.00**.

The price of **Lots 11-13** shall be **\$57,000.00**.

The price of **Lots 14-19** shall be **\$59,000.00**.

The price of **Lots 20-21** shall be **\$65,000.00**.

The price of **Lots 22-26** shall be **\$80,000.00**

R2 Medium to High Density Lot Pricing:

The price of **Lots 1-7** shall be priced and approved for sale by City Council action

- A. Each parcel shall be reserved with a down payment of 10% of lot price. Lots will be available for public sale on a first come first served basis. Down payment is applied to purchase price at closing.
- B. A minimum assessment of \$350,000 will be assessed to each R1 lot in the Addition valued under \$60,000 and a minimum assessment of \$400,000 will be assessed to each lot in the Addition valued over \$60,000

VII. MUNICIPAL ZONING:

Should municipal zoning of the City of Orange City provide for greater restriction than that hereinbefore provided, such zoning shall be applicable to all lots contained within this Addition.

VIII. GENERAL PROVISIONS:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded in the office of the County Recorder, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded in the office of the County Recorder agreeing to change said covenants in whole or in part.

IX. RIGHT TO AMEND

The developer reserves the right to amend any portion of these Dedication and Plat Provisions for any unsold parcel or parcels contractually committed but to which a deed has not yet been provided.

IN WITNESS WHEREOF, we have set our hands this ____ day of _____, 2022.

ATTEST:

Janet Brown, City Clerk

FINAL PLAT OF Gelderland First Addition, TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

Subdivision Data:
26 Residential Lots = 10.302 acres
2 Reserved Outlots = 5.970 acres
Public R.O.W. = 4.861 acres
Total Parcel = 21.087 acres
Minimum Lot size = 15,000 s.f. (0.345 ac.)

NW CORNER, SEC. 3-94-44
FOUND "VIA" NAIL IN PAVEMENT
(INST. # 2018-01003)
WEST LINE, NW1/4, SEC. 3-94-44

DESCRIPTION OF GELDERLAND FIRST ADDITION:

That portion of the South Half of the Northwest Quarter (S1/2-NW1/4) of Section 3, Township 94 North, Range 44 West of the 5th P.M., Sioux County, Iowa, described as follows:

Beginning at the west quarter corner of said Section 3; thence North 00°41'51" East along the west line of said NW1/4 for a distance of 230.00 feet; thence South 89°16'01" East for a distance of 1490.05 feet; thence North 00°43'59" East for a distance of 655.67 feet; thence South 85°14'27" East for a distance of 211.09 feet; thence South 04°45'33" West for a distance of 113.76 feet; thence South 57°18'02" East for a distance of 181.43 feet; thence South 89°16'01" East for a distance of 200.00 feet; thence South 70°40'25" East for a distance of 390.00 feet; thence southerly 108.45 feet along a non-tangent curve, concave easterly with a tangent bearing in of South 19°19'35" West, having a radius of 900.00 feet through a central angle of 006°54'15", the chord of which bears South 15°52'28" West a distance of 108.38 feet; thence South 12°25'20" West for a distance of 213.77 feet; thence North 89°16'01" West for a distance of 158.97 feet; thence South 00°43'59" West for a distance of 223.00 feet to the south line of said NW1/4; thence North 89°16'01" West along said south line for a distance of 2,185.46 feet to the Point Beginning, containing 21.133 acres, more or less, subject to easements, if any, of record or apparent.

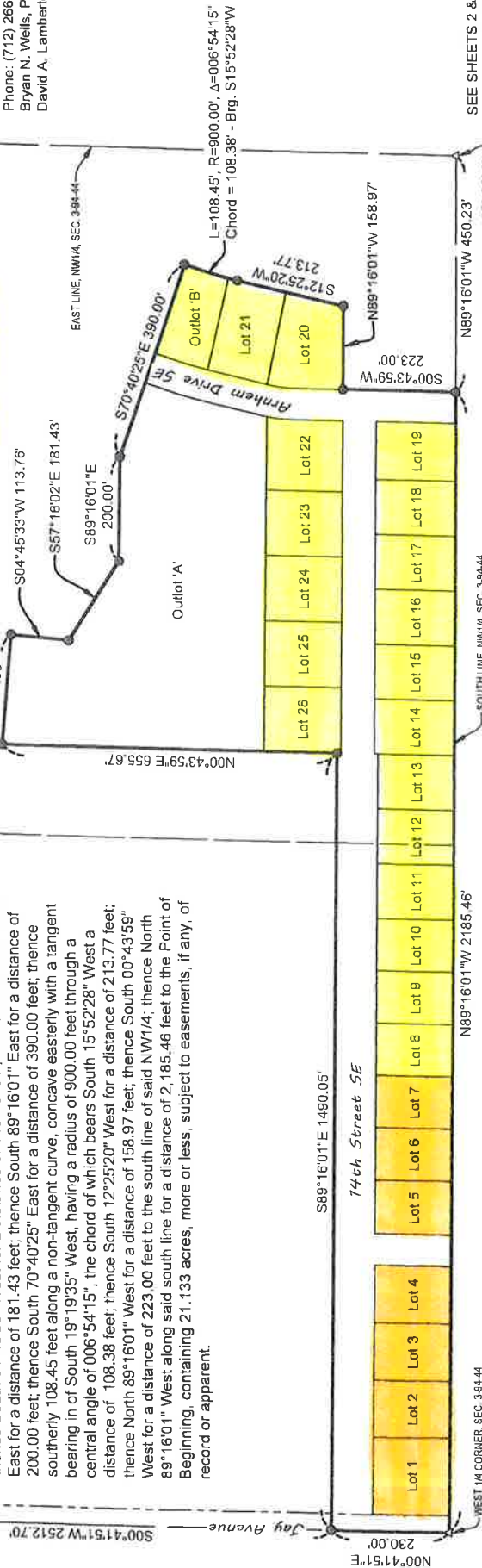
Proposed Zoning Classification:

Lots 1-7
R-2, medium to high density residential district
Minimum setbacks:
front: 50' rear: 50'
side: 25' street side: 25'

Lots 8-26
R-1, low density residential district
Minimum setbacks:
front: 30' rear: 25'
side: 8' street side: 15'

NORTH LINE, S1/2-NW1/4, SEC. 3-94-44

EAST LINE, SW1/4, NW1/4,
WEST LINE, SE1/4, NW1/4,
SEC. 3-94-44



WEST 1/4 CORNER, SEC. 3-94-44
FOUND 1/2\" REBAR
(FILE 1994 - CARD 536)

ACREAGE BREAKDOWN:
SW1/4-NW1/4 = 6.959 AC.
SE1/4-NW1/4 = 14.174 AC.
TOTAL AREA = 21.133 AC.

LEGEND
O FOUND 1/2\" REBAR w/ YELLOW CAP #15002
UNLESS NOTED OTHERWISE
● SET 1/2\" x 30\" REBAR w/ ORANGE CAP #15745

PRELIMINARY
FOR REVIEW ONLY - DO NOT RECORD
04/26/2022

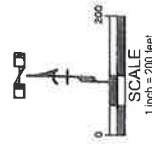


DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: April 26, 2022
Drawn By: DAL
Project No. 269050
Sheet: 1 OF 5

SEE SHEETS 2 & 3
FOR LOT DIMENSIONS
AND DETAILS

CENTER 1/4 CORNER, SEC. 3-94-44
FOUND 1/2\" REBAR w/ YELLOW CAP #5517
(INST. # 2018-01002)



Owner / Developer
City of Orange City
125 Central Ave. SE,
Orange City, Iowa 51041
Phone: (712) 707-4885

Engineer / Surveyor
DGR Engineering
6115 Whispering Creek Dr.
Sioux City, Iowa 51106
Phone: (712) 266-1554
Bryan N. Wells, P.E.
David A. Lamberton, P.L.S.