

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: January 16, 2023

Time of Meeting: 4:00 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. Department report
 - Water/Wastewater
9. Engagement Agreement with Ahlers & Cooney, P.C.
10. Not to Exceed \$2,900,000 General Obligation Capital Loan Notes (ECP/UR)
 - 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

11. Not to Exceed \$700,000 General Obligation Capital Loan Notes (GCP)
 - 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
12. Tax abatement applications
13. Petition for severance for voluntary annexation to the City of Alton
14. Administrative reports
15. Council comments
16. Fiscal year 2023-2024 budget discussions – general funds
17. 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
January 16, 2023

1. The meeting will be called to order by Mayor Deb De Haan at **4:00** 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 January 3, 2023 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 December 20, 2022 through January 16, 2023 is enclosed for your review. Exhibit 3
8. Kirk Maasdam, representing the Water/Wastewater Department, will be present for updates on activities in his department in the past year.
9. The Engagement Agreement is for the work being done by Ahlers & Cooney, P.C. as Bond Counsel and Disclosure Counsel for the Not to Exceed \$2,900,000 General Obligation Capital Loan Note, Series 2023A and the Not to Exceed \$700,000 General Obligation Capital Loan Notes, Series 2023A. The estimated fee for their service is expected to be \$34,200.
10. This is the time and place for the public hearing on the General Obligation Capital Loan Notes. These bonds are related to the infrastructure around the MOC-FV Elementary School project along Jay Avenue and 14th Street. After the hearing we will then consider taking additional action to issue these bonds.
11. This is the time and place for the public hearing on the General Obligation Capital Loan Notes. These bonds are related to the Puddle Jumper Trail Park Project. After the hearing we will then consider taking additional action to issue these bonds
12. The office staff has compiled a list of building permits for properties which have added value and will potentially qualify for the tax abatement plans in Orange City. The Council reviews the list and approves them to be forwarded on to the County Assessor, who then determines if they meet the eligibility requirements of the plan they fall under. Exhibit 4
13. The final step for the transfer of property to the City of Alton is a resolution approving the severance of the 4.5 acre parcel from the Orange City limits to Alton. This resolution will allow for the voluntary annexation of the property from Orange City to Alton. Exhibit 5

14. Administrative reports:

Scheduled Meetings:

January 23	Council Meeting, 4:00 P.M., Budget
February 6	Council Meeting, 4:30 P.M.
February 20	Council Meeting, 4:30 P.M.
March 6	Council Meeting, 4:30 P.M.
March 20	Council Meeting, 4:30 P.M.

15. Council comments

16. We will discuss the General Funds budget. Copies of the budget will be emailed to you and hard copies will be available at the meeting.

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
January 3, 2023

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on January 3, 2023. 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, Olivia Chapman, Rod De Boer, Daron De Jong, and Tony Vande Brake

Members Absent: None

Staff: Earl Woudstra, Janet Brown, Jim Pottebaum, Kurt Frederes, Matt Van Schouwen, and Kent Anderson

Guests: Sarah Weber, Mary Fernow, Dennis Rockhill, Emie Andrulwich, Lisa Johnson, John and JoAnn Weber, Mark Scallon, and Mike Hofman

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

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

Approval of Minutes: The minutes of the December 19, 2022 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Tony Vande Brake, Olivia Chapman, Daron De Jong; NAYS: None.

Organizational Reports: Appearing before the Council to provide an update were Dennis Rockhill and Lisa Johnson, representing the Orange City Arts Council, Mike Hofman, representing the Chamber, and John Weber, representing the Tulip Festival Steering Committee. No official action was taken.

Council member Aaron Beadner entered the meeting at 4:40 o'clock P.M. during the Organizational Reports.

Department Reports: This time was provided for Jim Pottebaum, representing the Police Department, and Kurt Frederes, representing Code Enforcement, to discuss with Council accomplishments and priorities as the Council prepares for budget time. No official action was taken.

Community Development Director Position: A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner approving the hiring of Ryan McEwen for the Community Development Director position. Ryan will begin working on January 30, 2023. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Olivia Chapman, Rod De Boer, Tony Vande Brake; NAYS: None.

Accounts Receivable Specialist/Office Assistant Position: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the hiring of Donna Schaap for the Accounts Receivable Specialist/Office Assistant position. Donna will be doing some training this week and begin working full-time on January 9, 2023. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Olivia Chapman, Tony Vande Brake; NAYS: None.

Brew Oil, LLC Class E Retail Alcohol License and Cigarette Permit: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the Class E Retail Alcohol License and Cigarette Permit for Brew 13, formerly Dutch Mart. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Olivia Chapman, Daron De Jong; NAYS: None.

Program Representative and Organizational Assignments:

Administration/Community Protection
Health & Environment

Tony Vande Brake
Daron De Jong

(City Hall, Offices, Union Contract, Fire, Police,
Hospital, Housing, Zoning, License, Codes, Cemetery)

Human Development/Quality of Place

(Library, Parks, Pool, Recreation, Trails,
Adult Center, Landsmeer Golf Course, Wellness)

Aaron Beadner
Olivia Chapman

Retail/Commercial/Industrial
Promotion, Encouragement and Recruitment

(City-wide marketing, Vibrant Orange City,
Chamber, OCDC & OC 21, Retail Incentives)

Tony Vande Brake
Rod De Boer
Mayor De Haan

Public Works

(Electric, Water, Sanitary
Sewer, Gas, Streets, Solid Waste)

Olivia Chapman
Rod De Boer

A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the program representatives, listed above, and organizational assignments, which is hereto attached and therefore made a part of these minutes. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Olivia Chapman, Tony Vande Brake; NAYS: None.

Knight Center 28E Agreement Discussion: Recently the Knight Center 28E Board of Control approved Shared Use Guidelines for the Knight Center when City partners are using the facility. This time was provided for the Council to suggest changes to the guidelines that would then be brought back to the Board of Control for additional consideration. A lengthy discussion followed. Items discussed consisted of: Sunday use, week following Tulip Festival, third party bookings during the time committed to the Tulip Festival Night Show, information being shared with the full Steering Committee, look at other options for tear down after the festival i.e. use the Moving Company, and content of shows. No official action was taken.

NWIA Landfill Treatment Agreement: Matt has been working with the Northwest Iowa Landfill on their request to haul leachate from their facility to our wastewater lagoons. The leachate is collected from the landfill and is contained and treated in their onsite lagoon. Periodically, they need to empty the lagoon to allow additional leachate. While the leachate has some contaminants, our engineers feel it is easily treatable and would not have a significant impact on our lagoons or treatment plant. Part of this process is to complete a Treatment Agreement from the Iowa DNR. The City will charge the landfill a cost per gallon. A motion was made by Council member Rod De Boer and duly seconded by Council member Olivia Chapman approving the Treatment Agreement with the Iowa Department of Natural Resources. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Olivia Chapman, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

January 16	Council Meeting, 4:00 P.M., Budget
January 23	Council Meeting, 4:00 P.M., Budget
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Oral reports: Earl shared a certificate of appreciation received from MOC for the financial participation in the sports complex by the new elementary school; Premier Communications will be doing a \$7 million fiber overlay this year; roundabout rebidding by the IA DOT will be February 21; 14th Street and 18th Street projects will go out for bid early February; Puddle Jumper Park equipment is being delivered; R Perry Construction is meeting with large employers about demand for constructing potential apartments.

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

Adjournment: No further business appearing it was therefore moved by Council member Aaron Beadner and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Daron De Jong, Olivia Chapman, Rod De Boer, Tony Vande Brake; NAYS: None. Adjournment time was 6:19 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa

Month Ended DECEMBER 31, 2022

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 1,763,253.26	\$537,897.22	\$522,820.61	\$ 1,778,329.87	\$175,997.52	\$1,954,327.39
Library	335,537.35	\$4,618.19	\$33,152.48	307,003.06	\$4,975.48	\$311,978.54
SDA- IRP Loan	47,704.99	\$2,398.85	\$8,311.00	41,792.84		41,792.84
Cemetery Fund	49,767.03	2,878.39	2,316.44	50,328.98	2,300.00	52,628.98
Cemetery Fund- Perpetual Care	125,032.13	987.81		126,019.94		126,019.94
USDA- Revolving Loan Fund	475,854.18	5,997.82		481,852.00	36,000.00	517,852.00
Road Use Tax	1,434,703.64	73,622.92		1,508,326.56		1,508,326.56
Hotel/Motel Sales Tax	206,486.68	48,728.94		255,215.62		255,215.62
Tax Increment Financing						
Hawkeye TIF-125	38,912.51	5,291.03		44,203.54		44,203.54
Event Center TIF-126	68,798.17	891.68		69,689.85		69,689.85
Housing TIF-127	913,243.49	16,111.71		929,355.20		929,355.20
Industrial Park TIF-128	631,852.47	22,267.15		654,119.62		654,119.62
Debt Service	800,665.52	58,393.39	144,114.38	714,944.53	144,114.38	859,058.91
Capital Projects:						
Hawkeye Capital Project-301	149,747.66			149,747.66		149,747.66
Event Center Capital Project-302	384,653.77			384,653.77		384,653.77
Housing Capital Project-304	(132,247.24)			(132,247.24)		(132,247.24)
Industrial Park Capital Project-305	4,189.12			4,189.12		4,189.12
School Project- MOC-FV-308	(2,779,056.97)		247.50	(2,779,304.47)		(2,779,304.47)
Stoplight Project- Hwy 10-309	(500,181.89)			(500,181.89)		(500,181.89)
Puddlejumper Trail Park Project-310	(128,969.00)		23,734.18	(152,703.18)		(152,703.18)
18th Street - RISE Project-311	(126,198.75)		2,635.00	(128,833.75)		(128,833.75)
Hwy 10 3rd Turn Lane Project-312	(76,065.00)			(76,065.00)		(76,065.00)
14th Street Extension Project-313	(47,511.25)			(47,511.25)		(47,511.25)
Payroll Clearing	63,038.62	31,139.69		94,178.31	10,587.70	104,766.01
Electric	2,818,150.36	650,743.05	487,780.09	2,981,113.32	32,153.68	3,013,267.00
Water	8,148,699.41	111,849.33	1,123,263.65	7,137,285.09	184,737.71	7,322,022.80
Sale of OC Comm.	205,111.60			205,111.60		205,111.60
Sewer	2,616,103.67	118,673.86	179,033.18	2,555,744.35	136,680.73	2,692,425.08
Gas	671,599.15	255,561.72	292,843.94	634,316.93	6,938.00	641,254.93
Total	\$ 18,162,874.68	\$1,948,052.75	\$2,820,252.45	\$17,290,674.98	\$734,485.20	\$18,025,160.18

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
3.8020	IA Public Agency Investment Trust	60,000	5.7	50
	Total Funds Invested	\$1,060,000	100.0	

MATURITIES:		Amount	%	Min. %
	Under 40 days	1,060,000	100.0	10.0
	Under 90 days	1,060,000	100.0	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



City of Orange City

Expense Approval Register

Packet: APPKT00185 - January 2023 Invoices

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - GENERAL FUND					
A & M LAUNDRY	0236955-00	12/20/2022	Laundry Supplies	001-6050-9-6600	34.37
NOTEBOOM OIL COMPANY	011223	12/31/2022	Vehicle Maintenance Supplie	001-1010-9-6330	439.47
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	001-1050-9-6331	74.33
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	001-1050-9-6331	21.99
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	001-2010-9-6330	197.84
DIAMOND VOGEL PAINT	011223	12/31/2022	Paint Supplies	001-2010-9-6507	118.39
RANDY'S IRON WORKS INC.	011223	12/31/2022	Street Light Arms & Ink Rink	001-2010-9-6507	634.43
NORTH WEST RURAL ELECTR	011223	12/31/2022	Utilities- Wells	001-2030-9-6371	140.86
MIDAMERICAN ENERGY	011223	12/31/2022	Utilities	001-2030-9-6371	1,054.07
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	001-2050-9-6330	1,065.20
AgState	011223	12/31/2022	Fuel	001-2050-9-6331	5,248.95
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	001-4030-9-6330	66.24
RANDY'S IRON WORKS INC.	011223	12/31/2022	Street Light Arms & Ink Rink	001-4030-9-6507	925.82
CULLIGAN WATER CONDITIO	011223	12/31/2022	Utilities	001-6050-9-6371	27.00
DON'S FOOD CENTER	011223	12/31/2022	Supplies	001-6050-9-6507	43.84
ORANGE CITY HEALTH SYSTE	011223	12/31/2022	Event Center - Maintenance	001-6070-9-6417	50.00
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-1050-9-6417	735.00
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-2010-9-6417	520.00
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-4030-9-6417	280.00
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-6050-9-6417	265.00
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-6050-9-6417	845.00
Long Lines	011523	12/31/2022	Telephone for Event Center	001-6070-9-6373	389.95
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	001-6080-9-6417	428.00
IN. CODE COUNCIL	1001574969	12/31/2022	Code Books	001-5040-9-6507	165.00
IN. CODE COUNCIL	1001574969	12/31/2022	Code Books	001-5040-9-6507	30.25
Premier Communications	12636100	12/31/2022	Telephone for City Hall	001-6050-9-6373	526.28
KLAY VELDHUIZEN BINDNER	67096	12/31/2022	Legal Services	001-6040-9-6411	1,593.75
AHLERS COONEY DORWEILE	835657	12/31/2022	Legal Services	001-6040-9-6411	352.00
DEJONG OIL AND REPAIR INC	W37236 & S11025	12/31/2022	Clutch Repair to Street Truck	001-2050-9-6332	2,487.91
Fund 001 - GENERAL FUND Total:					18,760.94
Fund: 002 - LIBRARY FUND					
HIEMSTRA LAWN CARE	011523	12/31/2022	Snow Removal	002-4010-9-6630	800.00
Fund 002 - LIBRARY FUND Total:					800.00
Fund: 600 - WATER UTILITY FUND					
NORTH WEST RURAL ELECTR	011223	12/31/2022	Utilities - Wells	600-8010-9-5390	4,443.78
NORTH WEST RURAL ELECTR	011223	12/31/2022	Utilities- Wells	600-8010-9-5391	215.94
MIDAMERICAN ENERGY	011223	12/31/2022	Utilities	600-8010-9-5392	186.66
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	600-8010-9-5623	47.47
Southern Sioux Co. Rural Wa	011223	12/31/2022	Customer Hookups	600-8010-9-9245	1,260.00
CIVIC SYSTEMS LLC	222852	12/31/2022	Semi Annual Support	600-8010-9-9232	1,625.00
VANDER POL EXCAVATING	Pay Est # 5	12/31/2022	SW Wall Main Project	600-8010-0-1023	208,016.24
Fund 600 - WATER UTILITY FUND Total:					215,795.09
Fund: 610 - SEWER UTILITY FUND					
MIDAMERICAN ENERGY	011223	12/31/2022	Utilities	610-8015-9-5793	378.43
VISSER BROTHERS PLUMBIN	01223	12/31/2022	Service Call to WWTP	610-8015-9-9351	1,236.38
CIVIC SYSTEMS LLC	222852	12/31/2022	Semi Annual Support	610-8015-9-9232	1,625.00
Fund 610 - SEWER UTILITY FUND Total:					3,239.81
Fund: 630 - ELECTRIC UTILITY FUND					
AgState	011223	12/31/2022	Fuel	630-8020-0-1312	2,787.00
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	630-8020-9-5623	529.65
JAARS SUPPLY	011223	12/31/2022	Supplies- Acct 014-380- Light	630-8020-9-5713	566.86
KSOO- AM/FM	011223	12/31/2022	Advertsiing	630-8020-9-9212	720.00

Expense Approval Register

Packet: APPKT00185 - January 2023 Invoices

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
RANDY'S IRON WORKS INC.	011223	12/31/2022	Street Light Arms & Ink Rink	630-8020-9-9352	6,838.36
Lo...ines	011523	12/31/2022	WIFI for Light Shop	630-8020-9-9214	8.95
M...OOM OIL COMPANY	011623	12/31/2022	Vehicle Maintenance Supplie	630-8020-9-5623	5,364.66
TYLER TECHNOLOGIES INC	025-406561	12/31/2022	Software Training	630-8020-0-1017	36,319.52
CIVIC SYSTEMS LLC	222852	12/31/2022	Semi Annual Support	630-8020-9-9232	1,625.00
IOWA INFORMATION INC.	421573	12/31/2022	Advertising	630-8020-9-9212	77.00
KLAY VELDHUIZEN BINDNER	67096	12/31/2022	legal services	630-8020-9-9232	1,593.76
WESCO DISTRIBUTION INC	73689	12/31/2022	Street Light Poles	630-8020-0-1501	27,960.00
MISSOURI RIVER ENERGY SE	7867	12/31/2022	AMI Meter Count	630-8020-9-5751	588.20
				Fund 630 - ELECTRIC UTILITY FUND Total:	84,978.96
Fund: 640 - GAS UTILITY FUND					
ARNOLD MOTOR SUPPLY	011223	12/31/2022	Vehicle Maintenance Supplie	640-8025-9-5623	947.99
CIVIC SYSTEMS LLC	222852	12/31/2022	Semi Annual Support	640-8025-9-9232	1,626.00
IA ASSOC OF MUNICIPAL UTI	26837	12/31/2022	Gas Training Tasks	640-8025-9-9302	6,275.00
				Fund 640 - GAS UTILITY FUND Total:	8,848.99
				Grand Total:	332,423.79

TAX ABATEMENT APPLICATIONS 2022

NAME	ADDRESS	CONSTRUCTION TYPE
CONFIDENTIAL		
COLLECTIVE PROPERTIES LLC	914 ALBANY AVE NE	HOME RENOVATION
AXIS FLIPPING, LLC	115 DOVER AVE NE	HOME RENOVATION
TIMOTY P. & AMY K. STRUCK	116 5TH ST SE	FINISH BASEMENT
ORANGE CITY AREA HEALTH FOUNDATION	1311 CANAL COURT SE	BUILD 36-UNIT INDIVIDUAL HOUSING
JERRY & DONNA MUILENBURG	206 9TH ST SE	NEW HOUSE
JAMES & ANNE MEAD	504 OLYMPIA AVE SE	REMODEL
ERIC & STACY RIBBENS	1613 ALBANY PL SE	HOUSE ADDITION/REMODEL/GARAGE ADDITION
JEFFREY D & KAY L JOINER	1108 13TH ST SE	NEW HOUSE
RILEY W & ALEXA HOEKSTRA	105 MICHIGAN AVE SW	BUILD HOUSE
PATRICK & DANA BRENNEMAN	312 1ST ST SE	FINISH BASEMENT
MERLIN & HOLLY BYLSMA	529 ARIZONA AVE SW	GARAGE ADDITION
KELLEY DE JONG	104 3RD ST SE APT #3	BUILD GARAGE
DUSTIN J & RACHEL A SCHUUR	503 ST PAUL AVE NE	BUILD GARAGE/SHOP
JON ANDREW & KARIS KAY DE JONG	720 BOSTON AVE NE	BUILD HOUSE
HIEMSTRA RENTALS, LLC	701 2ND ST SW	BUILD DECK & HOME RENOVATION
MITCHELL A & JILL VAN OTTERLOO	501 7TH ST SW	BUILD 4-PLEX APARTMENT
SHAY D & JACQUELINE A DAVIS	409 7TH ST NW	GARAGE ADDITION
LEE M & ABBY J VAN KLEY	603 1ST ST NW	BUILD GARAGE
COMMERCIAL		
R. BOX INC	917 8TH ST SE	BUILD COMMERCIAL BUILDING
IND REAL ESTATE LLC	1105 HWY 10 WEST	COMMERCIAL BUILDING ADDITION
BRUCE AND AMY J BOS	1201 8TH ST SW	BUILD COMMERCIAL BUILDING
THE STORAGE COMPANY, LLC	1601 FRANKFORT PL SE	BUILD COMMERCIAL BUILDING
KUIKEN CO.	113 3RD ST NW	COMMERCIAL BUILDING RENOVATION
BEN VAN ENGELENHOVEN	640 15TH ST SE	BUILD COMMERCIAL BUILDING
ORANGE CITY SANITATION	710 OHIO AVE SW	COMMERCIAL BUILDING ADDITION
KC DT, LLC	905 8TH ST SE	BUILD RETAIL COMMERCIAL BUILDING
KBD EXCEL, LLC	1001 8TH ST SE	COMMERCIAL BUILDING RENOVATION
L&R EQUITY BUILDERS	632 15TH ST SE	BUILD COMMERCIAL BUILDING
L&R EQUITY BUILDERS	628 15TH ST SE	BUILD COMMERCIAL BUILDING
L&R EQUITY BUILDERS	624 15TH ST SE	BUILD COMMERCIAL BUILDING
BOB AND MARY VAN GELDER	616 17TH ST SE UNIT 2	BUILD COMMERCIAL BUILDING
BAKER FINANCIAL SOLUTIONS LLC	1005 LINCOLN CIRCLE SE	BUILD COMMERCIAL BUILDING
EDWIN & SUSAN DE JONG	636 15TH ST SE	BUILD COMMERCIAL BUILDING
WIELENGA PROPERTIES LLC	616 17TH ST SE UNIT 1	BUILD COMMERCIAL BUILDING
WIELENGA PROPERTIES LLC	616 17TH ST SE UNIT 3	BUILD COMMERCIAL BUILDING
WIELENGA PROPERTIES LLC	616 17TH ST SE UNIT 4	BUILD COMMERCIAL BUILDING
WIELENGA PROPERTIES LLC	616 17TH ST SE UNIT 5	BUILD COMMERCIAL BUILDING

Received for the City of Orange City

Ross Simmelink, Sioux County Assesor

PETITION FOR SEVERANCE

TO THE CITY COUNCIL OF THE CITY OF ORANGE CITY, IOWA:

The undersigned, being the duly authorized representative of Alton Economic Development Corporation, as owner of the property herein described, does hereby apply in writing to the City Council of the City of Orange City, Iowa, that the following described real property be severed from the City of Orange City, pursuant to Iowa Code Sections 368.8 and 368.25A:

That portion of the Southeast Quarter of the Northwest Quarter (SE1/4-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 southeast corner of said SE1 /4-NW1/4; thence North 89°16'01" West along the south line of said SE1/4-NW1/4 for a distance of 352.13 feet; thence northeasterly 66.33 feet along a non-tangent curve, concave northwesterly, having a radius of 150.00 feet, the chord of which bears North 25°05'23" East a distance of 65.79 feet to the southerly extension of the east line of Gelderland First Addition to Orange City; thence North 12°25'20" East along said east line and the southerly extension thereof for a distance of 380.30 feet; thence northerly 469.05 feet along said east line and the northerly extension thereof and along a curve concave southeasterly, having a radius of 900.00 feet, through a central angle of 029°51'37", the chord of which bears North 27°21'09" East a distance of 463.75 feet; thence North 42°16'57" East for a distance of 62.24 feet to the east line of said SE1/4-NW1/4; thence South 00°48'18" West along said east line for a distance of 893.52 feet to the Point of Beginning, containing 4.531 acres more or less. Subject to easements, if any, of record or apparent.

A map of the territory for which this application is being filed is attached as "Exhibit A."

It is the intent of the undersigned owner to voluntarily annex the above-described territory into the City of Alton, Iowa, in accordance with Iowa Code Sections 368.7 and 368.25A.

The severance would not create an island. The above-described territory does not include any railroad right-of-way. The above described territory does contain state-owned and county-owned right-of-way.

The undersigned requests that the City Council of Orange City approve this Petition, that Orange City send a certified copy of the City Council Resolution approving the severance to the City of Alton for filing with the City Development Board of the State of Iowa concurrently with the filing for voluntary annexation into the City of Alton, and that Orange City take all other steps necessary to complete the severance.

[Signature page follows]

ALTON ECONOMIC DEVELOPMENT CORPORATION

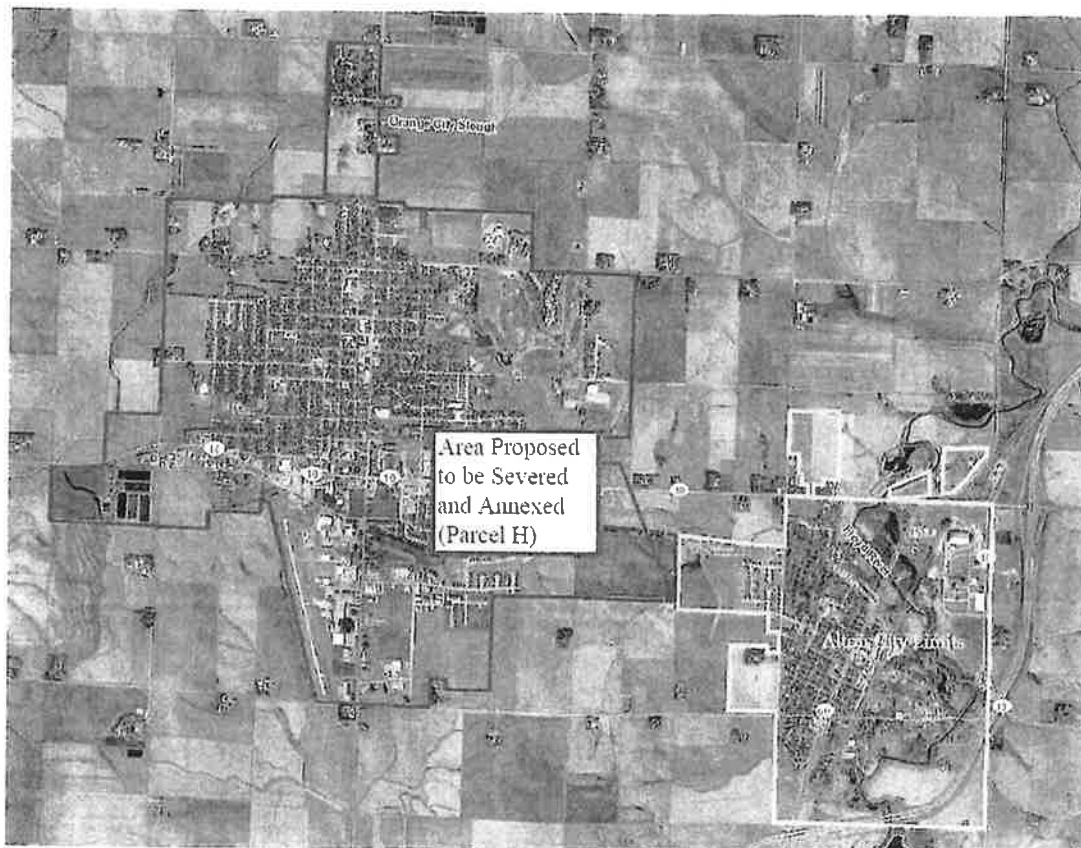
By: 

Date: 12/19/2022

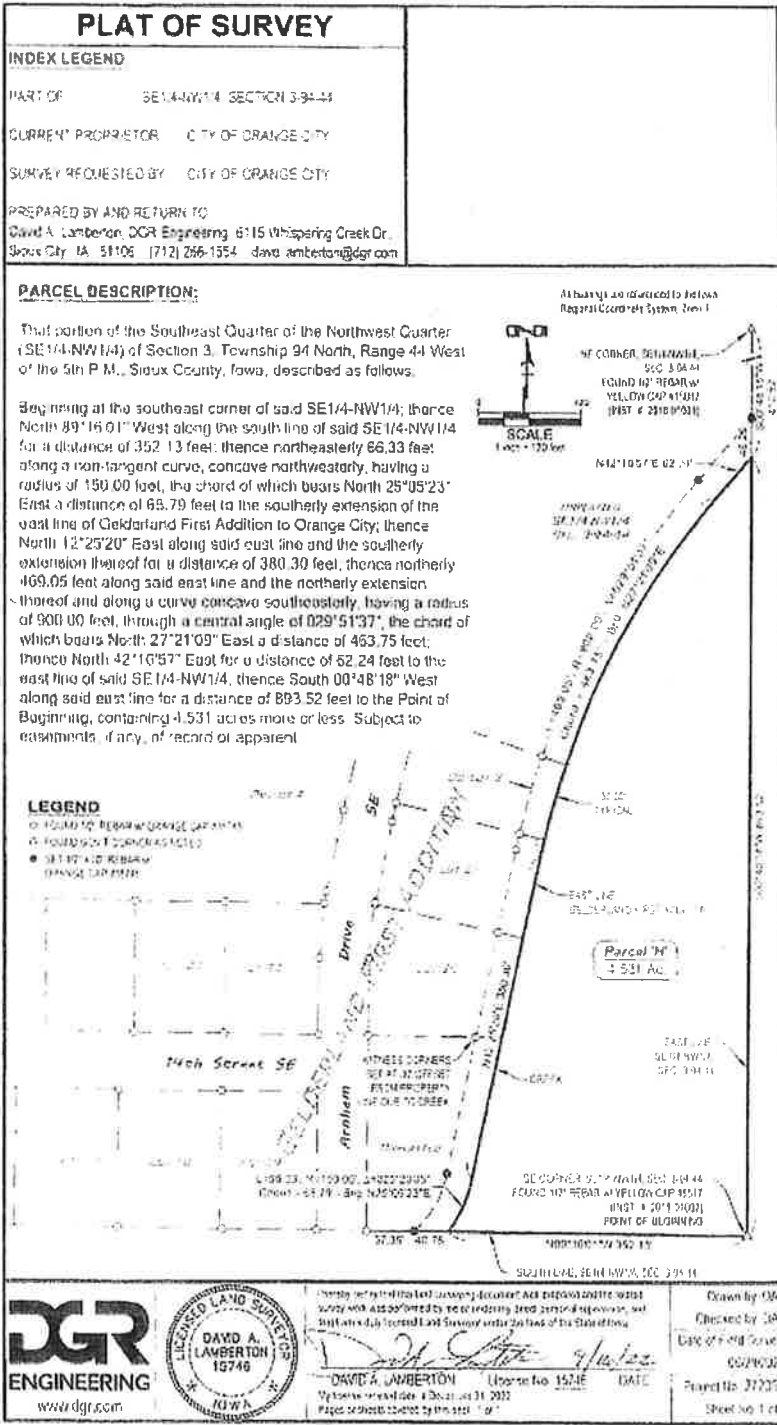
Print Name: Dan Vande Griend

Its: President

EXHIBIT A



[see following page for copy of the Parcel H Plat of Survey]



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