

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: April 15, 2024

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

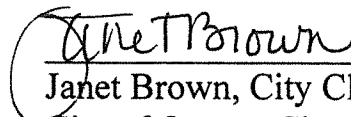
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Public hearing on the 2024-2025 fiscal year budget
 - Resolution approving 2024-2025 fiscal year budget
9. Public hearing on the vacation of utility easement
 - Resolution approving vacation of utility easement
10. Public hearing on the matter of adoption of plans, specifications, form of contract and estimate of costs for the construction of the City Hall Parking Lot Project
 - Adopt plans, specifications, form of contract and estimate of cost
 - Consideration of bids and award of contract

11. Siouxland Habitat Home Repairs Program
12. Ordinance No. 849, amending natural gas rate schedule
13. Second Amended and Restated Consolidated Urban Revitalization Plan
 - Resolution determining the necessity and fixing a date for a public hearing on the matter of the adoption of a proposed Second Amended and Restated Consolidated Urban Revitalization Plan for the Orange City Urban Revitalization Area
14. Construction of the 2024 City of Orange City Delaware Avenue and 2nd Street Reconstruction Project
 - Resolution approving contract and bond
15. Special Class C Retail Alcohol License with service area extension request
16. 5-day Special Class C Retail Alcohol License
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 15, 2024

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 1, 2024 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 19 through April 15, 2024 is enclosed for your review. Exhibit 3
8. We have tentatively approved the budget subject to the public hearing. We will hold the hearing and consider the resolution approving the 2024-2025 fiscal year budget.
9. In order for the vacation of the utility easement in Puddle Jumper Trail Seventh Addition on Lots 7, 8, 9, and 10 except the north 10' portion to be recorded at the courthouse it must be vacated by resolution. The City will retain the East 8' of Lot 7, 8, 9, and the north 10' and east 8' of Lot 10 as a utility easement. The Council can consider a resolution to vacate the easement after the public hearing. Exhibit 4
10. On April 9 we let bids for the paving of the city hall parking lot. We received five bids, with Vander Windt & Sons submitting the low bid of \$133,863.44 (Exhibit 5). The engineer's estimate was \$145,118. We recommend Council award the project to Vander Windt & Sons.
11. Kurt Franje will be present to update the Council on the new Habitat for Humanity Home Repair Program. Exhibit 6
12. This will be the second reading of proposed Ordinance No. 849, which amends the natural gas system rates starting June 2024. Exhibit 7
13. We have worked with Ahlers & Cooney to bring our Urban Revitalization Plan up to date with the July 1st legislative changes. Residential property will no longer be exempt from school taxes. Property assessed as commercial will need to enter into a written minimum assessment agreement with the City, specifying a minimum actual value for the completed improvements. Council needs to set a public hearing for May 6 to consider the Second Amended and Restated Consolidated Urban Revitalization Plan. Exhibit 8
14. Following the award of the project to Vander Pol Excavating at the last council meeting, we have received the contract documents from the engineer and contractor. We recommend Council authorize Mayor and staff to execute the contract.

15. We have received an application for a Special Class C Retail Alcohol License with an outdoor service area extension for Woudstra Meat Market (Gezellig). Martina has submitted the application requesting the service area extension and signed the service area agreement and hold harmless agreement. Martina will provide proof of ownership to me when they officially take possession on May 1.
16. We have received an application for a 5-day Special Class C Retail Alcohol License from Woudstra Meat Market (Highland Post). They would like to serve beer and wine outside of the Highland Post building during Tulip Festival. They will be using the covered roof area along with part of their parking lot, they will also have their food truck on site.
17. Administrative reports:

Scheduled Meetings/Important Dates:

May 6	Council Meeting, 4:30 P.M.
May 16-18	Tulip Festival
May 20	Council Meeting, 4:30 P.M.
June 3	Council Meeting, 4:30 P.M.
June 17	Council Meeting, 4:30 P.M.
July 1	Council Meeting, 4:30 P.M.
July 10	Customer Appreciation Picnic
July 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
April 1, 2024

The City Council met in special session pursuant to adjournment at 4:15 o'clock P.M. on April 1, 2024. 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 Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, and Bret Walinga

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

Guest: Doug Calsbeek

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, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None

Proposed Property Tax Levy for Fiscal Year 2024-2025: This was the time and place as advertised to hold a public hearing to consider the proposed property tax levy for fiscal year 2024-2025. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed levy. No written objections were filed. The Mayor then closed the time for the public hearing. No official action was taken.

Adjournment: No further business appearing it was therefore moved by Council member Daryl Beltman and seconded by Council member Olivia Chapman to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None. Adjournment time was 4:19 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Council Meeting
April 1, 2024

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on April 1, 2024. 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 Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, and Bret Walinga

Members Absent: None

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

Guests: Doug Calsbeek, Mark Nyhoff, and Jennie Droog

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

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

Approval of Minutes: The minutes of the March 18, 2024 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, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None.

Public Hearing on the Matter of the Adoption of Plans, Specifications, Form of Contract and Estimate of Costs for the Construction of the 2024 City of Orange City Delaware Avenue and 2nd Street Reconstruction Project: This being the time and place as advertised a public hearing was held to consider the plans, specifications, form of contract and estimate of costs for the construction of the 2024 City of Orange City Delaware Avenue and 2nd Street Reconstruction Project. Mark Nyhoff reviewed the project and bids received. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed project. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong adopting a resolution adopting the plans, specifications, form of contract and estimate of cost. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None. The resolution was assigned number 4-1-24-2096 and appears in the official resolution book. Records are kept in Appendix 21.

A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman adopting a resolution awarding the construction contract to Vander Pol Excavating for \$871,231.08. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None. The resolution was assigned number 4-1-24-2098 and appears in the official resolution book. Records are kept in Appendix 21.

Ordinance No. 849, Amending Natural Gas Rate Schedule: A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga approving the first reading of proposed Ordinance No. 849, amending the natural gas rate schedule. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Olivia Chapman, Rod De Boer, Daron De Jong; NAYS: None.

Set Public Hearing for Tentative Approval of Fiscal Year 2024-2025 Budget: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong setting 4:30 P.M. on April 15, 2024 as the time for a public hearing to consider tentative approval of the fiscal year 2024-2025 budget. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None.

Alcohol License Renewal with Service Area Extension Request: A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga approving

the renewal application for a Class C Retail Alcohol License and outdoor service area extension for Brad's Bakery Bistro. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Bret Walinga, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None.

Set Public Hearing for Vacation of Utility/Access Easement: A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga setting 4:30 P.M. on April 15, 2024 as the time for a public hearing to consider the vacation of the utility/access easement in Puddle Jumper Trail Seventh Addition on Lots 7, 8, 9, and 10. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Olivia Chapman, Rod De Boer, Daron De Jong; NAYS: None.

Resolution of Support for Sidewalk Safe Route to School Grant Application: A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong adopting a resolution of support endorsing the plan of a safe route transportation alternative project, to provide matching funds and ongoing maintenance and operation. The proposed safe route will be along St. Paul Avenue from the Dunlop Trail to the roundabout and a connection from the proposed future housing development on Salem Avenue. Award of this grant would delay construction until 2028. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Olivia Chapman, Rod De Boer, Bret Walinga; NAYS: None. The resolution was assigned number 4-1-24-2097 and appears in the official resolution book.

Cemetery Entrance Request: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong approving the request of the Heritage Cemetery Committee to build a new brick entrance to West Lawn Cemetery on the southeast portion of the cemetery. Construction will be done by Vollink Construction and funds will be provided by donations. The committee is also requesting funds from the Community Betterment program of \$10,000 to assist with the entrance and for future monument repairs. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None.

Police Appointments for Investigator and Patrol Officers: A motion was made by Council member Daryl Beltman and duly seconded by Council member Rod De Boer approving the promotion of Trey Niemyer to Investigator due to the upcoming retirement of Duane Hulstein and the hiring of Trevor Gries as Trey's replacement as a Patrol Officer beginning on April 15, 2024 and Dalton Vogel for the ninth member of the police department beginning on May 1, 2024. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Rod De Boer, Olivia Chapman, Daron De Jong, Bret Walinga; NAYS: None.

Scheduled Meetings/Important Dates:

April 15	Council Meeting, 4:30 P.M.
May 6	Council Meeting, 4:30 P.M.
May 16-18	Tulip Festival
May 20	Council Meeting, 4:30 P.M.
June 3	Council Meeting, 4:30 P.M.
June 17	Council Meeting, 4:30 P.M.

Oral reports: Earl shared that Brian Goslinga will be retiring July 5, will begin advertising for a Parks Supervisor.

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 Daron De Jong and duly seconded by Council member Bret Walinga to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None. Adjournment time was 5:01 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 MARCH 31, 2024

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 2,255,276.99	\$315,323.96	\$393,148.01	\$ 2,177,452.94	\$117,139.30	\$2,294,592.24
Library	270,739.20	\$65,196.98	\$38,983.01	296,953.17	\$689.80	\$297,642.97
USDA- IRP Loan	67,614.78	\$1,853.85		69,468.63		69,468.63
Cemetery Fund	37,421.68	5,140.83	8,307.19	34,255.32		34,255.32
Cemetery Fund- Perpetual Care	133,329.56	1,290.83		134,620.39		134,620.39
USDA- Revolving Loan Fund	495,679.23	6,869.64		502,548.87		502,548.87
Road Use Tax	1,271,270.23	51,197.01		1,322,467.24		1,322,467.24
Hotel/Motel Sales Tax	266,879.89		14,196.76	252,683.13		252,683.13
Tax Increment Financing						
Hawkeye TIF-125	23,904.00	230.98		24,134.98		24,134.98
Event Center TIF-126	26,150.32			26,150.32		26,150.32
Housing TIF-127	(10,291.69)	20,752.15		10,460.46		10,460.46
Industrial Park TIF-128	234,290.67	37,134.96		271,425.63		271,425.63
Debt Service	1,238,077.62	99,623.19		1,337,700.81		1,337,700.81
Capital Projects:						
Hawkeye Capital Project-301	182,474.50			182,474.50		182,474.50
Event Center Capital Project-302	440,361.22			440,361.22		440,361.22
Housing Capital Project-304	877,339.89			877,339.89		877,339.89
Industrial Park Capital Project-305	616,747.55			616,747.55		616,747.55
Delaware & 2nd Street Project- 306	(51,948.75)		22,800.50	(74,749.25)		(74,749.25)
School Project- MOC-FV-308	(414,210.48)		1,054.00	(415,264.48)		(415,264.48)
Puddlejumper Trail Park Project-310	(401,819.14)			(401,819.14)		(401,819.14)
18th Street -311	(1,176,399.19)		212.00	(1,176,611.19)		(1,176,611.19)
Hwy 10 3rd Turn Lane Project-312	(100,440.00)			(100,440.00)		(100,440.00)
14th Street Extension Project-313	(1,994,049.36)			(1,994,049.36)		(1,994,049.36)
Payroll Clearing	98,285.07	1,739.42		100,024.49	6,918.92	106,943.41
Electric	3,484,447.20	617,904.36	546,550.50	3,555,801.06	366.35	3,556,167.41
Water	4,716,078.38	137,527.59	81,423.02	4,772,182.95		4,772,182.95
Sewer	2,738,535.70	118,714.33	42,422.07	2,814,827.96		2,814,827.96
Gas	1,076,317.85	471,822.99	401,209.76	1,146,931.08		1,146,931.08
Total	\$ 16,402,062.92	\$1,952,323.07	\$1,550,306.82	\$16,804,079.17	\$125,114.37	\$16,929,193.54

INVESTMENTS			
FUND	This Report	Last Report	
General	\$40,000	40,000	
Library			
Debt Service			
Road Use Tax			
Event Center			
Electric:			
Bond & Interest Sinking Fund			
Bond & Interest Reserve Fund			
Capital Reserve Fund			
Water:			
Bond & Interest Sinking Fund			
Bond & Interest Reserve Fund			
Capital Reserve Fund			
Sewer:			
Bond & Interest Sinking Fund	20,000	20,000	
Bond & Interest Reserve Fund			
Capital Reserve Fund			
Gas:			
Bond & Interest Sinking Fund			
Bond & Interest Reserve Fund			
Capital Reserve Fund			
Total	\$60,000	\$60,000	
FUNDS INVESTED IN:	Amount	%	Max. %
Certificates of Deposit	0	0.0	100
IA Public Agency Investment Trust	60,000	100.0	50
Total Funds Invested	\$60,000	100.0	
MATURITIES:	Amount	%	Min. %
Under 40 days	60,000	100.0	10.0
Under 90 days	60,000	100.0	20.0
Under 270 days	60,000	100.0	50.0
Under 1 year	60,000	100.0	90.0
*Under 18 months	60,000	100.0	100.0

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


 City Treasurer



City of Orange City

Expense Approval Report

By Vendor Name

Payment Dates 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: 00005 - A & M LAUNDRY	Supplies	34.52
		34.52
Vendor: 00016 - AgState	Fuel	2,949.35
	Fuel	1,556.51
	Fuel	2,462.57
		6,968.43
Vendor: 00017 - AHLERS COONEY DORWEILER	Legal Services	360.00
	Legal Services	747.00
		1,107.00
Vendor: 00019 - Alex Air Apparatus 2 LLC.	Repair Fire Depart. Gear	276.94
	Cleaning Supplies- OCFD	61.00
		337.94
Vendor: 00026 - Al's Shop Service	Shop Discs for Parks Department	102.50
		102.50
Vendor: 00044 - Aramark Inc	Laundry Supplies	456.39
	Supplies - Event Center	475.65
	Supplies - Event Center	475.65
	Supplies- Event Center	475.65
		1,883.34
Vendor: 00049 - ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	296.35
	Vehicle Maintenance Supplie	10.37
	Vehicle Maintenance Supplie	567.32
	Vehicle Maintenance Supplie	6.49
	Vehicle Maintenance Supplie	71.10
	Vehicle Maintenance Supplie	209.87
		1,161.50

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: 00051 - Audio Video Integrations		
Audio Video Integrations	Service Call to Event Center	160.50
Audio Video Integrations	Service Call to Event Center	160.50
	Vendor 00051 - Audio Video Integrations Total:	321.00
Vendor: 00062 - BARCO MUNICIPAL PRODUCTS		
BARCO MUNICIPAL PRODUCTS	Traffic Cones	1,379.60
	Vendor 00062 - BARCO MUNICIPAL PRODUCTS Total:	1,379.60
Vendor: 00069 - Beck Engineering Inc.		
Beck Engineering Inc.	Engineering Services	4,500.00
Beck Engineering Inc.	Engineering Services	6,969.75
Beck Engineering Inc.	Engineering Services	2,965.50
Beck Engineering Inc.	Engineering Services	1,840.00
Beck Engineering Inc.	Engineering Services	778.00
	Vendor 00069 - Beck Engineering Inc. Total:	17,053.25
Vendor: 00097 - BOMGAARS SUPPLY		
BOMGAARS SUPPLY	Supplies- Acct 014-380-0	297.27
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	201.47
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	793.35
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	201.48
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	201.48
	Vendor 00097 - BOMGAARS SUPPLY Total:	1,695.05
Vendor: 00154 - Carrico Aquatic Resources		
Carrico Aquatic Resources	Manage Pool - Chemicals	4,650.00
	Vendor 00154 - Carrico Aquatic Resources Total:	4,650.00
Vendor: 00155 - Catalyst Solutions Inc.		
Catalyst Solutions Inc.	IT Support for April	3,551.40
	Vendor 00155 - Catalyst Solutions Inc. Total:	3,551.40
Vendor: 00163 - CENTURY BUSINESS PRODUCTS		
CENTURY BUSINESS PRODUCTS	Service Contract on Copier	628.16
	Vendor 00163 - CENTURY BUSINESS PRODUCTS Total:	628.16
Vendor: 00165 - CERTIFIED TESTING SERVICES INC		
CERTIFIED TESTING SERVICES INC	18th Street Project	335.00
CERTIFIED TESTING SERVICES INC	School Demo	1,745.00
CERTIFIED TESTING SERVICES INC	SW Well Project	2,274.50
	Vendor 00165 - CERTIFIED TESTING SERVICES INC Total:	4,354.50

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: 00167 - CHAMBER OF COMMERCE CHAMBER OF COMMERCE	Chamber Seminar- Event Center Staff	60.00
Vendor 00167 - CHAMBER OF COMMERCE Total: 60.00		
Vendor: 00169 - CHESTERMAN CO. CHESTERMAN CO.	Pop- Event Center	318.35
		318.35
Vendor 00169 - CHESTERMAN CO. Total: 318.35		
Vendor: VEN01321 - Cloudpermit Inc. Cloudpermit Inc.	Zoning Software- Implementation	1,500.00
Vendor VEN01321 - Cloudpermit Inc. Total: 1,500.00		
Vendor: 00195 - CONNECTIONS INC EAP CONNECTIONS INC EAP	Employee Assistance Progra	474.72
		474.72
Vendor 00195 - CONNECTIONS INC EAP Total: 474.72		
Vendor: 00197 - Continental Fire Sprinkler Continental Fire Sprinkler	Annual Inspection- Fire Station	240.00
Vendor 00197 - Continental Fire Sprinkler Total: 240.00		
Vendor: VEN01356 - Creative Living Center PC Creative Living Center PC	Services - OCFD VanLeeuwen	500.00
		500.00
Vendor VEN01356 - Creative Living Center PC Total: 500.00		
Vendor: 00209 - CULLIGAN WATER CONDITIONING CULLIGAN WATER CONDITIONING CULLIGAN WATER CONDITIONING	Utilities - City Hall Utilities- Event Center	79.00 413.58
Vendor 00209 - CULLIGAN WATER CONDITIONING Total: 492.58		
Vendor: 00214 - D & L PLUMBING & HEATING D & L PLUMBING & HEATING D & L PLUMBING & HEATING D & L PLUMBING & HEATING	Air Filters- Stad Centrum Supplies- Street and Parks Supplies- Street and Parks	35.52 478.07 101.79 615.38
Vendor 00214 - D & L PLUMBING & HEATING Total: 615.38		
Vendor: 00218 - DAKOTA RIGGERS & TOOL SUPPLY DAKOTA RIGGERS & TOOL SUPPLY	Flashlights- Electric	1,072.40
Vendor 00218 - DAKOTA RIGGERS & TOOL SUPPLY Total: 1,072.40		
Vendor: 00232 - DEJONG OIL AND REPAIR INC DEJONG OIL AND REPAIR INC	Supplies- Street	17.66
		17.66
Vendor 00232 - DEJONG OIL AND REPAIR INC Total: 17.66		

Expense Approval Report	Vendor Name	Description (Item)	Amount
Vendor: 00234 - DEJONG, ED	DEJONG, ED	Safety Glasses	100.00
Vendor 00234 - DEJONG, ED Total:			100.00
Vendor: 00247 - DeLeeuw Graphics & Signs	DeLeeuw Graphics & Signs	Signs for Recreation and Public Works	206.86
DeLeeuw Graphics & Signs	DeLeeuw Graphics & Signs	Signs for Recreation and Public Works	217.24
Vendor 00247 - DeLeeuw Graphics & Signs Total:			424.10
Vendor: VEN01358 - Denny VanRoekel	Denny VanRoekel	SW Well Project- Land Damage Fertilizer	845.80
Vendor VEN01358 - Denny VanRoekel Total:			845.80
Vendor: 00254 - DGR Engineering	DGR Engineering	SW Well Project - Engineerin	14,366.43
Vendor 00254 - DGR Engineering Total:			14,366.43
Vendor: 00255 - Diamond Vogel Marketing	Diamond Vogel Marketing	Mayors Cup Postcards -Save Date	50.00
Vendor 00255 - Diamond Vogel Marketing Total:			50.00
Vendor: 00256 - DIAMOND VOGEL PAINT	DIAMOND VOGEL PAINT	paint Supplies	335.23
DIAMOND VOGEL PAINT	DIAMOND VOGEL PAINT	Paint Supplies	234.36
Vendor 00256 - DIAMOND VOGEL PAINT Total:			569.59
Vendor: 00270 - D-P TOOLS	D-P TOOLS	Shop Tools- Street	338.65
Vendor 00270 - D-P TOOLS Total:			338.65
Vendor: 00283 - DUTCH MILL PHARMACY	DUTCH MILL PHARMACY	Supplies- Water Acct	15.49
Vendor 00283 - DUTCH MILL PHARMACY Total:			15.49
Vendor: 00263 - DUTCHMART FOODS	DUTCHMART FOODS	Supplies	329.09
Vendor 00263 - DUTCHMART FOODS Total:			329.09
Vendor: VEN01360 - Elwin Top	Elwin Top	Sewer Backup- Cleaning	200.00
Vendor VEN01360 - Elwin Top Total:			200.00
Vendor: 00317 - Engineered Equipment Solutions Inc.	Engineered Equipment Solutions Inc.	Supplies Wastewater Plant	337.94
Vendor 00317 - Engineered Equipment Solutions Inc. Total:			337.94

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 00331 - FAREWAY STORES INC FAREWAY STORES INC	Supplies- Prairie Winds Event Center	115.68
Vendor 00331 - FAREWAY STORES INC Total:		115.68
Vendor: 00345 - Ferguson Waterworks Inc # 2516 Ferguson Waterworks Inc # 2516 Ferguson Waterworks Inc # 2516	Water - Register Upgrade Fe Water Meter Gaskets	1,044.00 38.99
Vendor 00345 - Ferguson Waterworks Inc # 2516 Total:		1,082.99
Vendor: 00358 - Foundation Analytical Laboratory Inc. Foundation Analytical Laboratory Inc. Foundation Analytical Laboratory Inc.	Water Testing Water Testing	400.00 340.00
Vendor 00358 - Foundation Analytical Laboratory Inc. Total:		740.00
Vendor: VEN01351 - Global Transformer Solutions Corporation Global Transformer Solutions Corporation	Repairs to Load Tap Changer at West Sub	22,931.42
Vendor VEN01351 - Global Transformer Solutions Corporation Total:		22,931.42
Vendor: 00405 - GROEBNER & ASSOCIATES GROEBNER & ASSOCIATES GROEBNER & ASSOCIATES GROEBNER & ASSOCIATES GROEBNER & ASSOCIATES	Gas Meter Supplies- 2" Pipe Gas Meter Supplies Gas Meter Supplies Gas Meter Supplies	7,153.34 1,114.69 147.90 410.63
Vendor 00405 - GROEBNER & ASSOCIATES Total:		8,826.56
Vendor: 00407 - Group Resources of Iowa LLC Group Resources of Iowa LL	Manage Health Insurance Plan	526.25
Vendor 00407 - Group Resources of Iowa LLC Total:		526.25
Vendor: 00412 - H&D Underground Inc. H&D Underground Inc. H&D Underground Inc. H&D Underground Inc. H&D Underground Inc. H&D Underground Inc.	Gas - Frankfort Ave NE Electric Bore - 2024 Project- 709 5th Street SE Electric Bore - 2024 Project- Arizona & 3rd NW Electric Bore - 2024 Project- 8th Stt SE & Jay Ave Electric Bore - 2024 Project- 708 2nd Street SE	1,187.50 9,879.00 22,937.00 6,900.00 5,995.00
Vendor 00412 - H&D Underground Inc. Total:		46,898.50

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 00422 - Harlow Inc.	Clean Event Center for Marc	1,551.50
Harlow Inc.		1,551.50
Vendor: 00428 - HAWKINS INC.		
HAWKINS INC.	Chemicals	1,627.93
HAWKINS INC.	Chemicals	1,461.30
HAWKINS INC.	Chemicals	10.00
	Vendor 00428 - HAWKINS INC. Total:	3,099.23
Vendor: 00430 - Heartland Security Services Ltd		
Heartland Security Services Ltd	Fire Monitoring for Event Center- Annual	358.87
	Vendor 00430 - Heartland Security Services Ltd Total:	358.87
Vendor: 00438 - Heiman Fire Equipment		
Heiman Fire Equipment	Fire Department Truck Gaug	161.87
	Vendor 00438 - Heiman Fire Equipment Total:	161.87
Vendor: 00446 - HIEMSTRA LAWN CARE		
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	115.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	150.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	140.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	180.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	50.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	155.00
HIEMSTRA LAWN CARE	Weed Control and Snow Removal	315.00
HIEMSTRA LAWN CARE	Ice Melt- Egdorf	329.56
	Vendor 00446 - HIEMSTRA LAWN CARE Total:	1,434.56
Vendor: VEN01354 - Holiday Outdoor Decor. Inc.		
Holiday Outdoor Decor. Inc.	LED Bulbs	238.40
	Vendor VEN01354 - Holiday Outdoor Decor. Inc. Total:	238.40
Vendor: 00492 - IA ASSOC OF MUNICIPAL UTIL		
IA ASSOC OF MUNICIPAL UTI	Gas Training - Annual	6,415.00
IA ASSOC OF MUNICIPAL UTI	Annual Dues- Electric, Water & Ga	1,022.63
IA ASSOC OF MUNICIPAL UTI	Annual Dues- Electric, Water & Gas	8,701.47

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
IA ASSOC OF MUNICIPAL UTI	Annual Dues- Electric, Water & Ga	4,280.90
Vendor 00492 - IA ASSOC OF MUNICIPAL UTIL Total:		20,420.00
Vendor: VEN01353 - IA Depart of Inspectors, Appeals, & Licensing		
IA Depart of Inspectors, Appeals, & Licensing	Elevator Inspection for City Hall and Event Center	175.00
IA Depart of Inspectors, Appeals, & Licensing	Elevator Inspection for City Hall and Event Center	175.00
IA Depart of Inspectors, Appeals, & Licensing	Pool License Renewal- Annu	140.00
Vendor VEN01353 - IA Depart of Inspectors, Appeals, & Licensing Total:		490.00
Vendor: 00520 - Iowa Department of Transp.		
Iowa Department of Transp.	Rock Salt	1,140.36
Vendor 00520 - Iowa Department of Transp. Total:		1,140.36
Vendor: 00524 - IOWA INFORMATION INC.		
IOWA INFORMATION INC.	Advertising	249.08
IOWA INFORMATION INC.	Advertising	158.00
Vendor 00524 - IOWA INFORMATION INC. Total:		407.08
Vendor: 00527 - IOWA ONE CALL		
IOWA ONE CALL	FAx	13.58
IOWA ONE CALL	Fax	40.72
Vendor 00527 - IOWA ONE CALL Total:		54.30
Vendor: 00541 - JACK'S UNIFORMS AND EQUIPMENT		
JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms	1,304.85
Vendor 00541 - JACK'S UNIFORMS AND EQUIPMENT Total:		1,304.85
Vendor: 00547 - JANITORS CLOSET		
JANITORS CLOSET	Event Center- Dish washer Lease	95.00
JANITORS CLOSET	Cleaning Supplies	93.20
Vendor 00547 - JANITORS CLOSET Total:		188.20
Vendor: VEN01340 - Kingdom Contracting LLC		
Kingdom Contracting LLC	Dutch Front - State Farm & Craft Central	24,703.61
Vendor VEN01340 - Kingdom Contracting LLC Total:		24,703.61
Vendor: 00600 - Kirkus Media LLC		
Kirkus Media LLC	Subscription Renewal- Librar	179.00
Vendor 00600 - Kirkus Media LLC Total:		179.00
Vendor: 00615 - Kopetsky's Ace Hardware		
Kopetsky's Ace Hardware	Supplies- acct 6000	167.70
Kopetsky's Ace Hardware	Supplies- Acct 6000	167.70

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Kopetsky's Ace Hardware	Supplies- Acct 6000	167.70
Kopetsky's Ace Hardware	Supplies- Acct 6000	167.70
Kopetsky's Ace Hardware	Supplies- Acct 6001	391.74
Kopetsky's Ace Hardware	Supplies- Acct 6000	167.70
Vendor 00615 - Kopetsky's Ace Hardware Total:		1,230.24
Vendor: 00632 - KSOU- AM/FM		
KSOU- AM/FM	Advertising	1,102.50
Vendor 00632 - KSOU- AM/FM Total:		1,102.50
Vendor: 00641 - L&S Electric Inc.		
L&S Electric Inc.	Work on West Substation- LT	3,156.50
Vendor 00641 - L&S Electric Inc. Total:		3,156.50
Vendor: 00650 - LeLux Diversified		
LeLux Diversified	Service Call - Street Shop	802.50
Vendor 00650 - LeLux Diversified Total:		802.50
Vendor: 00662 - Long Lines		
Long Lines	WiFi - Light	14.95
Long Lines	Telephone- Event Center	403.92
Long Lines	Telephone	434.41
Long Lines	Telephone	434.43
Long Lines	Telephone	434.43
Long Lines	Telephone	434.43
Long Lines	Telephone	434.43
Vendor 00662 - Long Lines Total:		2,591.00
Vendor: 00689 - MARVS OUTDOOR POWER EQUIPMENT		
MARVS OUTDOOR POWER EQUIPMENT	Mower Repairs and Supplies	294.56
MARVS OUTDOOR POWER EQUIPMENT	Mower Repairs and Supplies	73.28
Vendor 00689 - MARVS OUTDOOR POWER EQUIPMENT Total:		367.84
Vendor: 00691 - Matheson Tri Gas Inc.		
Matheson Tri Gas Inc.	Carbon Dioxide Cylinder	58.83
Vendor 00691 - Matheson Tri Gas Inc. Total:		58.83
Vendor: 00707 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	Utilities	421.16
MIDAMERICAN ENERGY	Utilities	74.72
MIDAMERICAN ENERGY	Utilities	287.68
MIDAMERICAN ENERGY	Utilities	367.11
Vendor 00707 - MIDAMERICAN ENERGY Total:		1,150.67
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES		
MISSOURI RIVER ENERGY SERVICES	AMI Meters	1,367.00

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
MISSOURI RIVER ENERGY SERVICES	AMI Meters	595.60
Vendor: 00748 - Mulder Auto Tire & Lube		1,962.60
Mulder Auto Tire & Lube	Service Unit 6- Matt Vehicle	135.69
Vendor: 00748 - Mulder Auto Tire & Lube Total:		135.69
Vendor: 00755 - MUNICIPAL SUPPLY INC		1,483.20
MUNICIPAL SUPPLY INC	Copper	1,483.20
Vendor: 00755 - MUNICIPAL SUPPLY INC Total:		1,483.20
Vendor: 00767 - NEAL CHASE LUMBER		300.82
NEAL CHASE LUMBER	Supplies- Barricades	300.81
NEAL CHASE LUMBER	Supplies	878.43
NEAL CHASE LUMBER	Supplies	23.62
Vendor 00767 - NEAL CHASE LUMBER Total:		1,503.68
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP		453.04
NORTH WEST RURAL ELECTRIC COOP	Street Lights	453.04
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP Total:		453.04
Vendor: 00784 - Northern Balance & Scale		134.00
Northern Balance & Scale	Calibrate Scale- Water Plant	134.00
Vendor: 00784 - Northern Balance & Scale Total:		134.00
Vendor: 00797 - NOTEBOOM ELECTRIC		471.12
NOTEBOOM ELECTRIC	Supplies	471.12
Vendor: 00797 - NOTEBOOM ELECTRIC Total:		471.12
Vendor: 00798 - NOTEBOOM OIL COMPANY		929.06
NOTEBOOM OIL COMPANY	Tires for Police	929.06
Vendor: 00798 - NOTEBOOM OIL COMPANY Total:		929.06
Vendor: 00802 - Novaspect Inc.		1,526.41
Novaspect Inc.	Gas Repair Kit	1,526.41
Vendor: 00802 - Novaspect Inc. Total:		1,526.41
Vendor: 00822 - OLDENKAMP, KEN & MARY		140.00
OLDENKAMP, KEN & MARY	Boarding of Two Dogs	140.00
Vendor: 00822 - OLDENKAMP, KEN & MARY Total:		140.00
Vendor: 00824 - ONE OFFICE SOLUTION		182.66
ONE OFFICE SOLUTION	Office Supplies	182.66
Vendor: 00824 - ONE OFFICE SOLUTION Total:		182.66

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:		2,266.67
Vendor: 00841 - ORANGE CITY MUNICIPAL UTILITY	Tulip Festival Steering Bldg-Generator	137.86
Vendor 00841 - ORANGE CITY MUNICIPAL UTILITY Total:		137.86
Vendor: 00843 - ORANGE CITY SANITATION	Dumpster at Event Center	206.87
	Refuse Hauling Charges	32,933.30
Vendor 00843 - ORANGE CITY SANITATION Total:		33,140.17
Vendor: 00878 - PLUIM PUBLISHING	Advertising and Supplies	152.75
	Advertising and Supplies	434.00
	Advertising and Supplies	313.89
	Advertising and Supplies	265.82
	Advertising and Supplies	512.97
	Advertising and Supplies	485.75
	Advertising and Supplies	67.38
	Advertising and Supplies	372.50
	Advertising and Supplies	372.50
	Advertising and Supplies	372.50
	Advertising and Supplies	915.00
	Advertising and Supplies	372.50
Vendor 00878 - PLUIM PUBLISHING Total:		4,637.56
Vendor: 00904 - Premier Communications	Telephone- City Hall	505.98
	Annual Cloud Backup Fee - 2024	375.00
Vendor 00904 - Premier Communications Total:		880.98
Vendor: 00915 - Quadient Finance USA Inc.	Postage	1,071.82
Vendor 00915 - Quadient Finance USA Inc. Total:		1,071.82
Vendor: 00925 - RANDY'S IRON WORKS INC.	Gas Pipe- Tests	436.22
Vendor 00925 - RANDY'S IRON WORKS INC. Total:		436.22
Vendor: 00939 - Rent All Center Inc.	Repairs to Compactor - Cemetery	614.78
Vendor 00939 - Rent All Center Inc. Total:		614.78

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: VEN01359 - Ryan Hawkins Ryan Hawkins	Crop Damage- SW Well Project	4,265.92
Vendor VEN01359 - Ryan Hawkins Total:		4,265.92
Vendor: 00975 - Sargent Drilling Inc. Sargent Drilling Inc.	Pull & Replace SW Well # 3	32,205.00
Vendor 00975 - Sargent Drilling Inc. Total:		32,205.00
Vendor: VEN01352 - Schwebach Tree Services LLC Schwebach Tree Services LLC	Tree Removal - Ash Bore 46 Trees	30,754.00
Vendor VEN01352 - Schwebach Tree Services LLC Total:		30,754.00
Vendor: 01006 - Shield Technology Corporation Shield Technology Corporation	Add'l License - Police	1,500.00
Vendor 01006 - Shield Technology Corporation Total:		1,500.00
Vendor: 01014 - SIOUX ABSTRACT CO. SIOUX ABSTRACT CO.	Abstract- PJ 9th Lot 15	400.00
Vendor 01014 - SIOUX ABSTRACT CO. Total:		400.00
Vendor: 01033 - SIOUX OIL COMPANY SIOUX OIL COMPANY	Fuel	2,530.48
Vendor 01033 - SIOUX OIL COMPANY Total:		2,530.48
Vendor: 01048 - Snieder, Don Snieder, Don	Shoe Reimbursement	150.00
Vendor 01048 - Snieder, Don Total:		150.00
Vendor: 01056 - Southern Sioux Co. Rural Water Southern Sioux Co. Rural Water	Customer Hookups and Usag	660.00
Vendor 01056 - Southern Sioux Co. Rural Water Total:		660.00
Vendor: VEN01355 - Spark's Door Hardware & Locksmith Inc. Spark's Door Hardware & Locksmith Inc.	Service Call to Fire Station - South Door	660.00
Vendor VEN01355 - Spark's Door Hardware & Locksmith Inc. Total:		660.00
Vendor: 01060 - Spireworks Spireworks	Website, Social Media and Newsletter	950.00
Vendor 01060 - Spireworks Total:		950.00
Vendor: VEN01344 - SRC Overhead Doors SRC Overhead Doors	Service Call to Street Shop	90.95
Vendor VEN01344 - SRC Overhead Doors Total:		90.95

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

Vendor Name	Description (Item)	Amount
Vendor: 01065 - Standard & Associates Inc.	Police Cert- Testing Vogel	10.00
		<u>10.00</u>
Vendor: VEN01357 - Summit Fire Protection Inc.	Tank Saver- OCFD	296.00
		<u>296.00</u>
Vendor: 01090 - Super Hi-Tech	Supplies - Police	24.99
Super Hi-Tech	Supplies	19.99
	Vendor 01090 - Super Hi-Tech Total:	<u>44.98</u>
Vendor: 01101 - Team Company Inc.	Soccer T-shirts	4,551.00
Team Company Inc.		<u>4,551.00</u>
Vendor: 01109 - The Floral Market	Flowers- DeLong Funeral	81.32
The Floral Market		<u>81.32</u>
Vendor: VEN01192 - The Wood Shop Inc.	Supplies for Street	873.42
The Wood Shop Inc.	Department	
	Vendor VEN01192 - The Wood Shop Inc. Total:	<u>873.42</u>
Vendor: 01116 - Thompson Automation & Specialty Services	New VFD for Wastewater	12,982.49
Thompson Automation & Specialty Services	Plant	
	Vendor 01116 - Thompson Automation & Specialty Services Total:	<u>12,982.49</u>
Vendor: 01130 - Town & Country Implement Inc.	Service of Skidloader - Repair	2,170.72
Town & Country Implement Inc.		<u>2,170.72</u>
Vendor: 01142 - Tulip Festival Steering Comm.	Extravaganza Sponsor	160.00
Tulip Festival Steering Comm		<u>160.00</u>
Vendor: 01147 - TYLER TECHNOLOGIES INC	Project Management- Software	1,500.00
TYLER TECHNOLOGIES INC	Utility Billing- Notify Calls	32.90
	Vendor 01147 - TYLER TECHNOLOGIES INC Total:	<u>1,532.90</u>
Vendor: 01159 - USA BLUEBOOK	Supplies	338.27
USA BLUEBOOK	Water Supplies	268.02

Expense Approval Report

Payment Dates: 4/11/2024 - 4/11/2024

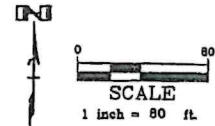
Vendor Name	Description (Item)	Amount
USA BLUEBOOK	Supplies	198.78
Vendor 01159 - USA BLUEBOOK Total:		805.07
Vendor: 01161 - UTILITY EQUIPMENT CO	Water Supplies	1,956.70
Vendor 01161 - UTILITY EQUIPMENT CO Total:		1,956.70
Vendor: 01169 - VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
VAN ENGELENHOVEN AGENCY	Cyber Security Premium	1,890.37
Vendor 01169 - VAN ENGELENHOVEN AGENCY Total:		9,451.85
Vendor: 01185 - VANDER POL EXCAVATING	Manhole Riser - two	170.23
VANDER POL EXCAVATING	Pay Est # 2- School Demo	115,859.88
VANDER POL EXCAVATING	SW Well Project- Meter Bldg-	177,434.19
VANDER POL EXCAVATING	Pay Est # 1	
Vendor 01185 - VANDER POL EXCAVATING Total:		293,464.30
Vendor: 01225 - Van's Implement LTD	Service Mower- Ferris	308.10
Van's Implement LTD	Service Ferris Mower	951.87
Vendor 01225 - Van's Implement LTD Total:		1,259.97
Vendor: 01252 - VISSER BROTHERS PLUMBING & HTG	Service Call to Wastewater	458.80
VISSER BROTHERS PLUMBING & HTG	Plant- Heat	
Vendor 01252 - VISSER BROTHERS PLUMBING & HTG Total:		458.80
Vendor: 01282 - WESCO DISTRIBUTION INC	Gloves- Voltage- Electric	241.00
WESCO DISTRIBUTION INC		241.00
Vendor 01282 - WESCO DISTRIBUTION INC Total:		241.00
Grand Total:		673,974.07

FINAL PLAT OF Puddle Jumper Trail, Seventh Addition CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

LEGEND

- FOUND 1/2" REBAR w/ ORANGE CAP #15746 UNLESS NOTED OTHERWISE
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

Curve Table				
Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	5°19'43"	300.00'	27.90'	N86°06'21"E - 27.89'



10' Eas
Return a
portion
lot 10

12'
Vardic
12' of de
Easement

8' Eas
Return
portion
lots 7-

CERTIFICATE OF SURVEY

I, David A. Lamberton of DGR Engineering, authorized to practice in the State of Iowa, do hereby certify that I am a licensed Land Surveyor under the laws of the State of Iowa, Iowa license No. 15746, that at the instance and request of the City of Orange City, I surveyed the tract of real estate located in Sioux County, Iowa, described hereon for the purpose of subdividing and platting said real estate into an addition to be known as Puddle Jumper Trail, Seventh Addition, to the City of Orange City, Sioux County, Iowa, City of Orange City, Sioux County, Iowa the plat of which is attached hereto and made a part of this certificate; that the real estate was surveyed under my direction and that the plat is a true and correct plat of

OWNER / DEVELOPER

City of Orange City
125 Central Ave. SE, Box 406
Orange City, Iowa 51041
PHONE: (712) 707-4885

EXISTING ZONING CLASSIFICATION:

R-1, Low Density Residential District
Minimum Setbacks:
Front: 30' Rear: 25'
Side: 8' Street side: 15'

ENGINEER / SURVEYOR

DGR Engineering.
6115 Whispering Creek Drive.
Sioux City, Iowa 51106
Phone: (712) 266-1554

SUBDIVISION:

16 Lots = 5.91 Acres
Minimum lot size = 11,487 Sq.Ft.

806 Hartford Pl. SE
 Orange City, IA 51041
 P: 712.737.9225
 F: 712.339.6010



Cherokee | Clive | Orange City
 Sheldon | Spirit Lake

April 10, 2024

City of Orange City
 125 Central Avenue SE
 Orange City, IA 51041

RE: 2024 City of Orange City - City Hall Parking Lot Improvements Project

Dear City Council,

This letter is in regard to the *2024 City of Orange City - City Hall Parking Lot Improvements Project*. I have enclosed the bid tabulations indicating that the apparent low bid was received by Vander Windt & Sons, Inc. of Le Mars, IA. The bid from Vander Windt & Sons also indicated Sioux Concrete Construction of Sioux Center would be the concrete subcontractor for the project. Based on the bids that were received, we recommend to award the project to the low bidder, Vander Windt and Sons, in the amount of \$133,863.44. The prime contractor is a qualified bidder and has experience with the City of Orange City. Sioux Concrete Construction who will be performing a majority of the work on the project, has a lot of successful experience with parking lots of this size and scope. Should the project be awarded to Vander Windt & Sons, I have enclosed a Notice of Award to be completed and returned. We look forward to working with the contractor and the city during this project. Please contact me should you have any questions or concerns.

Respectfully Submitted,

Mark Nyhoff, P.E.
 Beck Engineering, Inc.

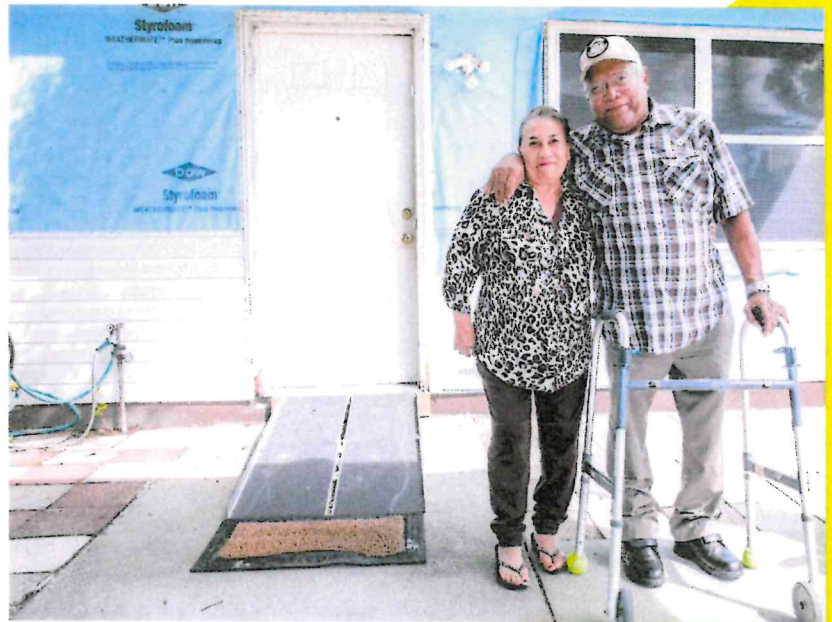
<u>Contractor</u>	<u>Bid</u>
Vander Windt	\$133,863.44
Van't Hof Concrete	\$145,099.40
Cleveringa Exc.	\$145,811.00
Hulstein Exc.	\$146,766.40
Vander Pol Exc.	\$153,456.58



HOME REPAIR PROGRAM

Siouxland Habitat for Humanity is welcoming applications for its pilot Home Repair Program in Sioux County.

The program is to help homeowners maintain their homes and keep their community thriving. This program offers needed home maintenance and repair to existing homeowners who meet income eligibility guidelines.



Eligibility Criteria

Do you think you or someone you know may qualify for Habitat's Home Repair Program? If so, here are some of the qualifications that will be considered.

Willingness to Partner

Families are required to complete a minimum of 8 hours of "sweat equity" (volunteer labor) by the completion of the repair project.

Demonstrated Need

A need for exterior home repair must be demonstrated in order to qualify for home repair.

Own Your Home

You must own your home and it must be your primary residence. You must also be current on your property taxes and your homeowner's insurance.

Income Level

To qualify for home repair, an applicant must fall within certain income parameters and be able to make affordable monthly payments.



Family Size	Maximum Income
1 person	\$40,080
2 people	\$45,840
3 people	\$51,540
4 people	\$57,240
5 people	\$61,860
6 people	\$66,420
7 people	\$70,980
8 people	\$75,600

Our Story

Established in 1992, Siouxland Habitat for Humanity follows the vision of a world in which everyone has a decent place to live.

Over the course of the last 30 years, we have built safe, affordable and decent homes for more than 70 families in our five county service area - Woodbury, Plymouth and Sioux counties in Iowa, Dakota County in Nebraska, and Union County in South Dakota.

Projects for Consideration

The program's focus is exterior work and accessibility to preserve your home and your ability to live in the home.

Projects can include:

- Accessibility modifications like ramps, level handles, and door modifications
- Roof and porch repair/replacement
- Siding/soffit repair and painting
- Driveway and sidewalk repair
- Landscaping and tree trimming

How Do I Apply?

- ☎ 712-224-5117
- 📍 1150 TriView Ave., Sioux City, IA 51103
- ✉ jeff@siouxlandhabitat.org
- 🌐 www.siouxlandhabitat.org



ORDINANCE NO. 849

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY AMENDING THE NATURAL GAS RATE SCHEDULE

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

SECTION 1. SECTION MODIFIED. Section 110.10 of the Code of Ordinances of the City of Orange City, Iowa, is repealed and the following adopted in lieu thereof:

110.10 NATURAL GAS RATE SCHEDULE.

EFFECTIVE JUNE 1, 2024

1. Small Volume Firm/Small Transport (SVF/STS).
Applicable to any customer with less than 500 therms/day peak.
Minimum Monthly Charge: \$9.00 per month
Local Delivery Charge: 0.3000 per therm
2. Medium Volume Firm/Medium Transport (MVF/MT).
Applicable to any customer with 500 – 2000 therms/day peak.
Minimum Monthly Charge: \$150.00 per month
Local Delivery Charge: 0.17832 per therm
3. Small Volume Interruptible (SVI).
Applicable to any customer with less than 2000 therms/day peak.
Minimum Monthly Charge: \$100.00 per month
Local Delivery Charge: 0.14848 per therm
4. Large Volume Interruptible/Large Transport (LVI/LT).
Applicable to any customer with more than 2000 therms/day peak.
Minimum Monthly Charge: \$400.00 per month
Local Delivery Charge: 0.05662 per therm

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Orange City, Iowa on this 6th day of May, 2024.

Deb De Haan, Mayor
City of Orange City

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

1st reading – April 1, 2024
2nd reading –
3rd reading –

I certify that the foregoing was published as Ordinance No. 849 on the ____ day of May, 2024.

City Clerk

**SECOND
AMENDED AND RESTATED
CONSOLIDATED
URBAN REVITALIZATION PLAN**

FOR THE

CITY OF ORANGE CITY, IOWA

2024

**SECOND
AMENDED AND RESTATED
CONSOLIDATED
URBAN REVITALIZATION PLAN**

FOR THE

CITY OF ORANGE CITY, IOWA

I. INTRODUCTION AND HISTORY

The Urban Revitalization Act, Chapter 404 of the *Code of Iowa*, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

In 2021, the City Council of the City of Orange City, Iowa (the “City”) adopted the Amended and Restated Consolidated Urban Revitalization Plan (the “2021 Amended and Restated Plan”) to consolidate the City’s urban revitalization plans and corresponding urban revitalization areas, in order to have a single City-wide urban revitalization area. The City had previously adopted several urban revitalization plans to establish revitalization areas within the City under the provisions of Iowa Code Chapter 404, including the following plans which currently remain in existence:

- #10 – 1992 Urban Revitalization Plan
- Industrie Centrum 5th Addition Urban Revitalization Plan
- Puddle Jumper Trail Multiresidential Urban Revitalization Plan
- Puddle Jumper No. 9 Urban Revitalization Plan

The City’s #10 – 1992 Urban Revitalization Area included all real property within the City’s corporate limits, including all real property annexed into the City as of the effective date of the annexation. The #10 – 1992 Urban Revitalization Plan is referred to herein as the “Original City-wide Revitalization Plan.” After the adoption of the Amended and Restated Plan, the resulting consolidated urban revitalization area was named the Orange City Urban Revitalization Area (the “Urban Revitalization Area,” “Revitalization Area,” or “Area”).

The City is adopting this Second Amended and Restated Consolidated Urban Revitalization Plan in 2024 (the “Second Amended and Restated Plan” or “Plan”) in order to make updates to reflect legislative changes to Iowa Code Chapter 404 that take effect on July 1, 2024.

Upon the effective date of its adoption, this Second Amended and Restated Plan shall replace the 2021 Amended and Restated Plan. In case of any conflict or uncertainty, the terms of this Second Amended and Restated Plan shall control. Any parts of the previously adopted urban revitalization plans in conflict with this Second Amended and Restated are hereby repealed.

II. DESIGNATION OF REVITALIZATION AREA

Iowa Code Chapter 404 provides that the City Council may designate an area of the City as a revitalization area, if that area meets any of the criteria set forth in Iowa Code Section 404.1. Iowa Code Section 404.1(4) and Section 404.1(5) provide the following criteria, respectively:

4. “An area which is appropriate as an economic development area as defined in Section 403.17.” [Section 403.17(10) provides that “economic development area” means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises or housing and residential development for low and moderate income families, including single or multi-family housing.]
5. “An area or an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.”

With the adoption of the 2021 Amended and Restated Plan, the City clarified and affirmed that the Revitalization Area is designated as a revitalization area meeting the criteria of Iowa Code Section 404.1(4) and Section 404.1(5).

With the adoption of this Plan, the City Council affirms that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Area, is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area substantially meets the criteria established in Iowa Code Section 404.1 for a revitalization area.

III. DESCRIPTION OF AREA

The Revitalization Area includes the following real property:

All real property contained within the incorporated limits of the City of Orange City, Sioux County, State of Iowa as of the adoption of the 2021 Amended and Restated Plan.

To the extent allowed by law, any property annexed into the City after the effective date of this Plan shall be considered to have been part of the Area as of the effective date of its annexation to the City.

A map of the Revitalization Area, as of the 2021 Amended and Restated Plan’s effective date, is attached hereto as Exhibit A.

IV. EXISTING ZONING

Existing zoning classifications of the property within the Area include:

- A-1 Agricultural District

- R-1 Low Density Residential District
- R-2 Medium to High Density Residential District
- R-3 Manufactured Home Park District
- RS-1 Residential Suburban
- C-1 General Commercial District
- C-2 Highway Commercial District
- I-1 Light Industrial District
- I-2 Heavy Industrial District

The City’s zoning ordinance(s) and a detailed zoning map are available for public inspection at City Hall.

V. EXISTING AND PROPOSED LAND USE

Existing land use categories are the same as the zoning classifications described above.

New and expanded commercial, industrial, and residential development, including improvements to and revitalization of existing commercial, industrial, and residential structures, is proposed for the Revitalization Area, in accordance with the City’s zoning ordinance(s).

VI. PROPOSALS FOR EXPANDING CITY SERVICES

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. As development and redevelopment within the Area warrants, municipal services within the Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

VII. ELIGIBLE IMPROVEMENTS

The Plan is applicable to all of the property in the Area assessed as residential, commercial, or industrial (“Eligible Property”).

Improvements to Eligible Property, including rehabilitation and additions to any existing buildings on Eligible Property and new construction of buildings on vacant Eligible Property or on Eligible Property with existing buildings, which increase the actual assessed value of the Eligible Property by at least fifteen percent (15%) for Eligible Property assessed as commercial or industrial, or by at least ten percent (10%) for Eligible Property assessed as residential, are “Qualifying Improvements” under this Plan.

“Actual Value Added by the Qualifying Improvements,” as used in this Plan, means the actual value added by Qualifying Improvements to the assessed value of the Eligible Property as of the first year for which the exemption was received.

All Qualifying Improvements, in order to be considered eligible for tax abatement, must be completed in conformance with all applicable ordinances and regulations for the City and must be completed during the time the Area is designated as a revitalization area.

VIII. LIMITATION – PROPERTY IN URBAN RENEWAL AREA

The City has established urban renewal areas that overlap with the Revitalization Area and, in the future, may establish additional urban renewal areas that overlap with the Revitalization Area. The City has a tax increment financing program within these urban renewal areas that is designed to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is within an urban renewal area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under the Plan absent specific approval from the City Council.

IX. EXEMPTIONS

The following exemption schedules are available for Eligible Properties with Qualifying Improvements under this Plan:

Residential

All Eligible Property assessed as residential is eligible to receive a one hundred percent (100%) exemption from taxation on the first Seventy-Five Thousand Dollars (\$75,000) of Actual Value Added by the Qualifying Improvements; provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D. The exemption is for a period of five (5) years.

Residential with Three or More Separate Dwelling Units

All Eligible Property assessed as residential under Iowa Code Section 441.21(14)(a)(6) on or after January 1, 2022, having three or more separate dwelling units, is eligible to receive a one hundred percent (100%) exemption from taxation on the Actual Value Added by the Qualifying Improvements for a period of ten (10) years; provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D. This exemption is available for this particular subset of residential property in lieu of the general residential property exemption set forth above, and is made available to further the City's planning objectives with respect to ensuring the availability of a variety of housing options and promoting the development of multi-family residential properties.

Commercial or Industrial

All Eligible Property assessed as commercial or industrial is eligible to receive an exemption from taxation on the Actual Value Added by the Qualifying Improvements under one of the following schedules:

- A. One hundred percent (100%) exemption from taxation on Actual Value Added by the Qualified Improvements. The exemption is for a period of three (3) years.
- B. Exemption from taxation on Actual Value Added by the Qualified Improvements in an amount equal to a declining percentage of the Actual Value Added by the Qualified Improvements, as set forth below. The exemption is for a period of ten (10) years.
 - i. For the first year, eighty percent (80%)
 - ii. For the second year, seventy percent (70%)
 - iii. For the third year, sixty percent (60%)
 - iv. For the fourth year, fifty percent (50%)
 - v. For the fifth year, forty percent (40%)
 - vi. For the sixth year, forty percent (40%)
 - vii. For the seventh year, thirty percent (30%)
 - viii. For the eighth year, thirty percent (30%)
 - ix. For the ninth year, twenty percent (20%)
 - x. For the tenth year, twenty percent (20%)

The applicant must elect which of the above exemption options they have selected upon applying for the exemption.

X. APPLICATION PROCEDURES

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years. The application shall contain, but is not limited to, the following information:

- The nature of the improvement(s);
- The cost of the improvement(s);
- Estimated or actual completion date of the improvement(s); and
- The tenants that occupied the property on the date the City adopted the resolution adopting the Original City-wide Revitalization Plan, if known.

Additional Requirement for Properties Assessed as Industrial:

Property owners applying for an exemption on a property assessed as industrial must identify in their application which commercial/industrial exemption option they have selected.

Additional Requirements for Properties Assessed as Commercial:

Property owners submitting applications on or after July 1, 2024 for improvements to

property assessed as commercial must also enter into a written assessment agreement with the City, specifying a minimum actual value for the completed improvements in substantially the form attached hereto as Exhibit B, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

Additionally, a property owner applying for an exemption on a property assessed as commercial must identify in their application which commercial/industrial exemption option they have selected.

Applications for Prior Approval:

Property owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this Plan. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption under this Plan.

XI. APPLICATION REVIEW

The City Council shall, subject to review by the County Assessor, approve all applications submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this Plan and all other requirements of City Code; and,
2. The project is located within the Area; and
3. The eligible improvements were made during the time the Area was so designated.

The City Council will determine which exemption is applicable to the project (if any), subject to review by the County Assessor, based upon the terms of the Plan in effect when the application is reviewed and approved by the Council.

All approved applications shall be forwarded to the County Assessor by March 1 for review, pursuant to Iowa Code Section 404.5. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to the provisions of the Iowa Code. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

XII. OTHER SOURCES OF REVITALIZATION FUNDS

The City is not aware of a federal, state, or private grant or loan program that is permanently a source of funding for improvements in the Revitalization Area. However, it is not the intention of the City to prohibit the use of any other appropriate federal or state revitalization or incentive programs within the Area. The City Council encourages all property owners to investigate other public and private funding sources for improvements to real property, and to apply to those sources which are applicable to the types of improvements being proposed.

XIII. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the City's verification of such relocation or displacement, the City may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of the Original City-wide Revitalization Plan.

XIV. ASSESSED VALUATIONS AND OWNERS OF RECORD

A listing of the names and addresses of the owners of record for all real estate in the Revitalization Area, along with the assessed valuations stated separately for land and buildings for the real estate, as of the date the Original City-wide Revitalization Plan was adopted, is too voluminous to attach but is maintained in the office of the City Clerk.

XV. TIME FRAME

Revitalization activities in the Area shall be applicable under this Plan until the City repeals the ordinance establishing the Area, or repeals or amends the exemption benefits contained in this Plan. If at any time, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, then the City Council may repeal the ordinance establishing the Revitalization Area, pursuant to Iowa Code Section 404.7. In the event the ordinance is repealed, all previously approved exemptions shall continue until their expiration. The City reserves the right to extend, amend, terminate, or repeal the Plan and/or the ordinance to the extent allowed by law.

XVI. SEVERABILITY

If any part of the Amended and Restated Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted urban revitalization plans as a whole or any part of the previously adopted urban revitalization plans,

prior amendments to revitalization plans, or the Amended and Restated Plan not determined to be invalid or unconstitutional.

XVII. EFFECTIVE DATE

This Second Amended and Restated Plan shall be effective upon the approval of a resolution by the City Council adopting the Second Amended and Restated Plan (“Effective Date”).

Applications submitted under this Plan following the Effective Date shall be eligible to apply only for those exemptions contained in this Second Amended and Restated Plan, subject to the terms of the Plan. All exemptions awarded prior to the Effective Date shall continue until their expiration.

EXHIBIT A
MAP OF REVITALIZATION AREA
 (as of 2021 Amended and Restated Plan's Effective Date)

