

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: August 5, 2024

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

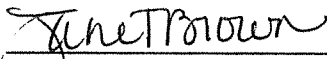
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Monthly bills
7. Industrie Centrum West First Addition
 - Resolution approving Industrie Centrum West First Addition
 - Approval of Industrie Centrum West First Addition Dedication and Plat Provisions
 - Public hearing on resolution to dispose of City owned real estate
 - Resolution authorizing disposal of City owned real estate
8. Amending the Code of Ordinances to provide for permitting process for chickens in the R-1 Low Density Residential District
 - First reading of proposed Ordinance No. 852

9. Fireworks display request
10. Library board appointment
11. Police administration wages
12. Alcohol license renewal applications
13. Employee picnic
14. Gas worker
15. Consideration of management agreement between ECD (Early Childhood Development 28E group) and Crittenton Center for the Orange City Area Daycare
16. Administrative reports
17. Council comments
18. 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
August 5, 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 July 15, 2024 council meeting are enclosed for your review. Exhibit 1
6. A Summary of Warrants report listing bills from June 18, 2024 through July 19, 2024 is enclosed for your review. Exhibit 2
7. Council will need to approve the final plat for Industrie Centrum West First Addition. Zoning of the plat will be I-2, Heavy Industrial District. Council needs to approve the final copy of the Dedication and Plat Provision. Exhibit 3

Council will then hold a public hearing to consider the disposal of City owned real estate and the resolution to authorize the disposal.

8. Council will consider the first reading of proposed Ordinance No. 852, which would provide for a permitting process for chickens in R-1 Low Density Residential District. Exhibit 4
9. The MOC-FV Pride of the Dutchmen Band Parents Association is again requesting a fireworks display permit for after the Pride of the Dutchmen Field Championship on October 12. Fireworks will be launched from the gravel area south of the street department buildings. Van Engelenhoven Agency has approved the insurance certificates.
10. Mayor De Haan is recommending Autumn Den Boer to serve on the municipal library board to replace Sue Kroesche. Autumn is a 7th and 8th grade teacher at OCCS.
11. Request approval from Council to adjust monthly wages for Chief of Police and Assistant Chief of Police. These adjustments were inadvertently missed for the July 1 salary resolution. The increase is \$1.50 per hour to match the increase received by patrol officers and investigator. The new monthly wages will be Chief of Police \$8,424.28 and Assistant Chief \$7,330.63.
12. We have received renewal applications for a Class C Retail Alcohol License from The Roadhouse and a Class B Retail Alcohol License from Family Dollar. Everything is in order.
13. The Iowa State Code requires that we document a public purpose for employee recognition when something of value is given to an employee. The Council can indicate by motion that in recognition of the efforts of employees the City of Orange City would like to hold an employee picnic and give a gift of appreciation. The proposed date of the picnic is August 20 at 6:00 PM at the Windmill Park shelter house.

14. City staff received seven applications for the gas worker position and conducted interviews. We plan to provide a recommendation at the council meeting
15. The proposed lease and management agreement between ECD and Crittenton Center for consideration. City of Orange City is one of the four founding members of the ECD (City of Orange City, City of Alton, Orange City Area Health, and MOC-FV School District).
16. Administrative reports:

Scheduled Meetings/Important Dates:

August 19	Council Meeting, 4:30 P.M.
August 20	Employee Picnic, 6:00 P.M.
September 3	TUESDAY , Council Meeting, 4:30 P.M.
September 16	Council Meeting, 4:30 P.M.
October 7	Council Meeting, 4:30 P.M.
October 21	Council Meeting, 4:30 P.M.

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

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

Council Meeting
July 15, 2024

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 15, 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, Rod De Boer, Daron De Jong, and Bret Walinga

Members Absent: Council member Olivia Chapman

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Jim Pottebaum, Brad De Jong, Ryan McEwen, and Kent Anderson

Guests: Doug Calsbeek, Dan Tracy, Jared Weber, Alison Kamp, Esther Diekevers, Melanie Witt, Marty Guthmiller, Deb Bishop, Mike Hofman, Kathy Alons, Jennie Droog, Bruce Vander Stelt, Russ Adams, Tony Vande Brake, Amy Jungers, Laura Vander Stelt, Deb Rensink, Kenton Vore, Kim Van Peursem, Kley De Jong, Tim Zeutenhorst, Dan Roghair, Grace De Boer Brown, Barry Brown, Caleb and Beth Witt, Mark Scallon, Luther, Stella, Oliver, and Sarah Hofmeyer, Dana Visser, Ben Kamp and Mitchell Van Otterloo

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

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

Reissuance of \$3,315,000 Hospital Revenue Bonds (Orange City Area Health System Project) Series 2023B (the "Bonds"): A motion was made by Council member Daron De Jong and duly seconded by Council member Daryl Beltman adopting a resolution approving and authorizing the reissuance of the Bonds in an aggregate principal amount of \$3,315,000. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAY: None. The resolution was assigned number 7-15-24-2108 and appears in the official resolution book.

The Board of Trustees then voted. On call of the roll motion carried. The vote was as follows: AYES: Russ Adams, Kathy Alons, Chris Immecker, Amy Jungers, Tim Zeutenhorst; NAYS: None.

A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga approving the other documents and matters related to the Bonds. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Bret Walinga, Daryl Beltman, Daron De Jong; NAYS: None.

The Board of Trustees then voted. On call of the roll motion carried. The vote was as follows: AYES: Russ Adams, Kathy Alons, Chris Immecker, Amy Jungers, Tim Zeutenhorst; NAYS: None.

Approval of Minutes: The minutes of the July 1, 2024 council meeting were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Daryl Beltman approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daryl Beltman, Daron De Jong, Bret Walinga; NAYS: None.

Financial Report: The monthly financial report for June 2024, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Daryl Beltman, Rod De Boer; NAYS: None.

Amending the Code of Ordinances Chapter 165, Subsection 165.06 – General Description of Commercial Use Types: This being the time and place as advertised a public hearing was held to consider amending the Code of Ordinances for the addition of Veterinary Hospital definition to subsection 165.06 - General Description of Commercial Use Types which will eliminate large animals from the Veterinary Clinic use in the C-1, General Commercial District. The Mayor called for comments from members of the audience. Dr. Laura Vander Stelt

shared it cleans up the wording and she is fine with the change. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga approving the first reading of proposed Ordinance No. 851, which adds the Veterinary Hospital definition to subsection 165.06 – General Description of Commercial Use Types. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Daryl Beltman, Rod De Boer; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer to waive the second and third readings for proposed Ordinance No. 851. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Daryl Beltman, Bret Walinga; NAYS: None.

A motion was made by Council member Bret Walinga and duly seconded by Council member Rod De Boer to adopt Ordinance No. 851, which adds the Veterinary Hospital definition to subsection 165.06 – General Description of Commercial Use Types. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Rod De Boer, Daryl Beltman, Daron De Jong; NAYS: None.

Amending the Code of Ordinances to Provide for Permitting Process for Chickens in the R-1 Low Density Residential District: This being the time and place as advertised a public hearing was held to consider amending the Code of Ordinances to provide for a permitting process for chickens in the R-1 Low Density Residential District. Kurt Frederes reviewed the proposed ordinance, highlighting the removal of Council being able to grant an exception to allow livestock; requiring a permit to have chickens; will need adjacent property owner approval; maximum of six female chickens; enclosures must be 10' from the property line and 25' from a neighboring principal structure. Kurt also noted that one written objection to allowing chickens was filed by Ken Meendering. Rod questioned if there is a required height of the fence and if the chicken house could be required to be placed closer to the owner than the neighbor. Daryl asked where the existing allowable areas are for chickens and if some properties could be rezoned to RS-1. Kurt responded two lots by the new elementary school and properties west of the cemetery down 7th Street, the Dutch Colony Addition was grandfathered in originally. Kurt also shared P&Z will not rezone just one lot. City Attorney Brad De Jong explained he modeled the ordinance after the City of Algona, incorporated the items reviewed at the last meeting, and added neighbor consent. The Mayor then called for comments from members of the audience. Sarah Hofmeyer shared they have six chickens that are clean, and the eggs are better than store bought. Jared Weber pointed out his concerns with the proposed ordinance – getting neighbor consent, the fee, and would like to have the option for a variance on the location of the chicken house. Esther Diekevers would like the Council to drop the issue of chickens and address loose dogs, getting signatures from neighbors will cause issues, feels the Council is overstepping their authority. Allison Kamp shared the chickens provide the best eggs, her kids care for them, she would need to get 17 signatures since she lives next to a condo, her kids are nosier than chickens. Dan Tracy asked what the current ordinance is. Brad responded they are not allowed in R-1. Dan shared he has chickens everywhere in his neighborhood and they end up on his deck, pecking at his grandchildren and himself, he feels amending the current ordinance is rewarding broken laws, neighbor consent needs to be a larger area than just adjacent, next someone will want their own milk and have a goat, feels this is setting a bad precedent. Caleb Witt stated if everyone keeps their chickens in their yards it will solve the complaints, feels this is way overblown, there is a way to do it right, what about dogs and fireworks that neighbors don't have to consent to. Luther Hofmeyer said his neighbors do not have issues with his chickens, glad the Council is working towards allowing chickens, the location of his current chicken shed is 3' from the property line. Grace De Boer Brown shared that chickens provide an ecosystem and that she has been intentional not to bother her neighbors. Glenda Grossman said they have had chickens for 23 years, she doesn't want to ask her neighbors for permission, we live in an ag community, people can be respectful and responsible with chickens and dogs. Deb Bishop expressed it's hard to ask any neighbor what to do on her property, other property owners don't ask to have pools, shoot fireworks, have security cameras, the City should spend more time enforcing dog ordinances, any enclosure stipulations should also apply to dogs and cats, she would like to use whatever materials to build her henhouse. Dan Tracy expressed that if the City enforced the existing ordinances none of them would be present today, he doesn't feel getting signatures from neighbors is punitive, everyone here with chickens has broken the law, be a good neighbor and ask permission to have chickens. Caleb Witt responded laws are made to be broken and changed. The Mayor then closed the time for the public hearing.

Daryl shared he is not excited about the depth of the ordinance, he understands the reason for asking permission, R-1 does not allow for animals and there are areas available that do, there is a small percentage of the population here asking for the change, enforcement will be a

nightmare, not in favor of making exceptions to the current ordinance which will affect the whole town. Bret asked if there could be a two-year trial ordinance, feels the need to find common ground. Brad responded the ordinance could include a review in two years, then whoever is on the Council at that time would need to review it. Rod agreed that the enforcement part will be a struggle, we will be sending employees out to count chickens, not the best use of our resources. Daron asked if neighbor approval could only apply if it is closer than 25'. Earl asked what guidance the Council has for staff, are there any recommended changes to be made to the proposed ordinance. He also stated that more emails and calls have been received from citizens opposed to allowing chickens. Mayor De Haan also shared she has received many more emails against chickens. A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong to table the first reading of proposed Ordinance No. 852, which would provide for a permitting process for chickens in the R-1 Low Density Residential District, until the next meeting when the full Council is present. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Daryl Beltman, Bret Walinga; NAYS: None.

Memorandum of Understanding for Retail Development Partnership: A motion was made by Council member Bret Walinga and duly seconded by Council member Rod De Boer approving the Memorandum of Understanding for Retail Development Partnership between the City, ODCD, and the Chamber. The memorandum is hereto attached and therefore made a part of these minutes. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Rod De Boer, Daryl Beltman, Daron De Jong; NAYS: None.

Resolution Proposing to Dispose of City Owned Property: A motion was made by Rod De Boer and duly seconded by Council member Daron De Jong adopting a resolution proposing to dispose of City owned property known as Lots 1-4 of Industrie Centrum West First Addition. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Daryl Beltman, Bret Walinga; NAYS: None. The resolution was assigned number 7-15-24-2109 and appears in the official resolution book.

Alcohol Licenses: A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga approving the 5-day Special Class C Alcohol Licenses from Lucky Wife Wine Slushies Inc. for inside Jade & Beck on July 27 and from the Chamber for Smoke Off 2024 on September 7 and a renewal application from Los Tulipanes for a Class C Retail Alcohol License. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Daryl Beltman, Rod De Boer; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

August 5	Council Meeting, 4:30 P.M.
August 19	Council Meeting, 4:30 P.M.
September 3	TUESDAY , Council Meeting, 4:30 P.M.
September 16	Council Meeting, 4:30 P.M.
October 7	Council Meeting, 4:30 P.M.
October 21	Council Meeting, 4:30 P.M.

Oral reports: Earl reported work has started on the parking lot and on the 2nd Street and Delaware Avenue street project; the parks department has been spraying for bugs at areas where they are holding group events but no full community effort is being planned; has been good cooperation for the use of ball fields with MOC and OCCS; working for public assistance for flood damage done at the Dunlop Wildlife Pond; Matt and Ed have been interviewing for the new gas employee; will be advertising soon for the street employee; reviewing some applications and the job for the Parks Supervisor position. Ryan provided an update on the Crittenton study; the taskforce will be deciding who will manage the daycare. Kurt shared that online permitting and code enforcement is live on the City's website, which will require the name of person submitting a complaint and stated that he doesn't drive around looking for nuisances.

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 Daryl Beltman and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Rod De Boer, Bret Walinga; NAYS: None. Adjournment time was 5:51 o'clock P.M.

ATTEST: _____
Janet Brown, City Clerk



City of Orange City

Expense Approval Report

By Vendor Name

Payment Dates 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Vendor: 00005 - A & M LAUNDRY		
A & M LAUNDRY	Laundry Supplies	34.52
Vendor 00005 - A & M LAUNDRY Total:		34.52
Vendor: 00016 - AgState		
AgState	Fuel	621.87
AgState	Fuel	633.69
AgState	Fuel	3,141.44
AgState	Fuel	3,033.35
Vendor 00016 - AgState Total:		7,430.35
Vendor: 00017 - AHLERS COONEY DORWEILER		
AHLERS COONEY DORWEILE	Legal Services	83.00
AHLERS COONEY DORWEILE	Legal Services	210.00
Vendor 00017 - AHLERS COONEY DORWEILER Total:		293.00
Vendor: 00019 - Alex Air Apparatus 2 LLC.		
Alex Air Apparatus 2 LLC.	Hydrant Wrench - OCFD	304.34
Vendor 00019 - Alex Air Apparatus 2 LLC. Total:		304.34
Vendor: 00032 - AMERICAN FAMILY LIFE ASSUR CO		
AMERICAN FAMILY LIFE ASSUR CO	AFLAC ACCIDENT INSURANC	26.26
AMERICAN FAMILY LIFE ASSUR CO	AFLAC ACCIDENT INSURANC	39.00
AMERICAN FAMILY LIFE ASSUR CO	AFLAC ACCIDENT INSURANC	26.26
AMERICAN FAMILY LIFE ASSUR CO	AFLAC ACCIDENT INSURANC	39.00
Vendor 00032 - AMERICAN FAMILY LIFE ASSUR CO Total:		130.52
Vendor: 00049 - ARNOLD MOTOR SUPPLY		
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	320.51
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	14.90
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	277.59
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	93.98
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	668.83
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	161.29
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	71.53
Vendor 00049 - ARNOLD MOTOR SUPPLY Total:		1,608.63

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Vendor: VEN01316 - Automated Waste Systems		
Automated Waste Systems	Pump for Water Department	10,000.00
Automated Waste Systems	Supplies for Water Department	338.91
	Vendor VEN01316 - Automated Waste Systems Total:	10,338.91
Vendor: 00062 - BARCO MUNICIPAL PRODUCTS		
BARCO MUNICIPAL PRODUCTS	Street Signs	279.06
BARCO MUNICIPAL PRODUCTS	Street Signs	255.46
	Vendor 00062 - BARCO MUNICIPAL PRODUCTS Total:	534.52
Vendor: VEN01400 - Bargaen Inc.		
Bargaen Inc.	Street Repairs - Gap Mastic Repair- 2nd Street SE	18,382.00
	Vendor VEN01400 - Bargaen Inc. Total:	18,382.00
Vendor: 00069 - Beck Engineering Inc.		
Beck Engineering Inc.	Engineering Services	1,309.00
Beck Engineering Inc.	Engineering Services	1,889.50
Beck Engineering Inc.	Engineering Services	3,466.25
Beck Engineering Inc.	Engineering Services	2,992.25
	Vendor 00069 - Beck Engineering Inc. Total:	9,657.00
Vendor: 00105 - BORDER STATES INDUSTRIES INC		
BORDER STATES INDUSTRIES INC	Elbows at Light Shop	811.66
	Vendor 00105 - BORDER STATES INDUSTRIES INC Total:	811.66
Vendor: 00151 - Cannon Technologies Inc.		
Cannon Technologies Inc.	Repair Electric Meters	1,459.48
	Vendor 00151 - Cannon Technologies Inc. Total:	1,459.48
Vendor: 00154 - Carrico Aquatic Resources		
Carrico Aquatic Resources	Solenoid for Pool	330.95
Carrico Aquatic Resources	Pool Management Contract - Final for 24	4,150.00
	Vendor 00154 - Carrico Aquatic Resources Total:	4,480.95
Vendor: 00155 - Catalyst Solutions Inc.		
Catalyst Solutions Inc.	IT Support for July 2024	3,606.00
	Vendor 00155 - Catalyst Solutions Inc. Total:	3,606.00
Vendor: 00161 - CENTER SPORTS		
CENTER SPORTS	Recreation Supplies	57.50
	Vendor 00161 - CENTER SPORTS Total:	57.50

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Vendor: 00165 - CERTIFIED TESTING SERVICES INC	Concrete Testing- Jay Avenue	441.00
CERTIFIED TESTING SERVICES INC	14th street Ext	436.00
Vendor 00165 - CERTIFIED TESTING SERVICES INC Total:		877.00
Vendor: 00167 - CHAMBER OF COMMERCE	Bonus Bucks	200.00
CHAMBER OF COMMERCE	Pop for Event Center	200.00
Vendor 00167 - CHAMBER OF COMMERCE Total:		200.00
Vendor: 00169 - CHESTERMAN CO.	Employee Assistance Program- Qtrly Fee	445.16
CHESTERMAN CO.		445.16
Vendor 00169 - CHESTERMAN CO. Total:		445.16
Vendor: 00195 - CONNECTIONS INC EAP	Supplies	100.00
CONNECTIONS INC EAP	Supplies	100.00
	Supplies	103.85
	Supplies	100.00
Vendor 00195 - CONNECTIONS INC EAP Total:		403.85
Vendor: 00203 - Craft Central Inc.	Summer Recreation Medals	809.24
Craft Central Inc.		809.24
Vendor 00203 - Craft Central Inc. Total:		809.24
Vendor: 00208 - Crown Awards Inc	Utilities- City Hall	107.00
Crown Awards Inc		
Vendor 00208 - Crown Awards Inc Total:		107.00
Vendor: 00209 - CULLIGAN WATER CONDITIONING	Service Call - City Hall	927.14
CULLIGAN WATER CONDITIONING	Basement Sinks	
Vendor 00209 - CULLIGAN WATER CONDITIONING Total:		927.14
Vendor: 00214 - D & L PLUMBING & HEATING	Grind Stumps at Compost Sit	300.00
D & L PLUMBING & HEATING	Tree Removal & Stumps at Cemetery	7,750.00
Vendor 00214 - D & L PLUMBING & HEATING Total:		8,050.00
Vendor: 00220 - Dan's Tree Service	Brakes on Street Truck	2,642.53
Dan's Tree Service		
Vendor 00220 - Dan's Tree Service Total:		2,642.53
Vendor: 00232 - DEJONG OIL AND REPAIR INC		
DEJONG OIL AND REPAIR INC		
Vendor 00232 - DEJONG OIL AND REPAIR INC Total:		2,642.53

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 00248 - Delta Dental		
Delta Dental	DENTAL INSURANCE	433.22
Delta Dental	DENTAL INSURANCE	433.22
	Vendor 00248 - Delta Dental Total:	866.44
Vendor: 00254 - DGR Engineering		
DGR Engineering	Sewer- East Lift Station	5,581.41
	Vendor 00254 - DGR Engineering Total:	5,581.41
Vendor: 00255 - Diamond Vogel Marketing		
Diamond Vogel Marketing	Mayors Cup - Thank You Car	65.00
	Vendor 00255 - Diamond Vogel Marketing Total:	65.00
Vendor: 00256 - DIAMOND VOGEL PAINT		
DIAMOND VOGEL PAINT	Paint Supplies	71.71
	Vendor 00256 - DIAMOND VOGEL PAINT Total:	71.71
Vendor: VEN01120 - Dordt University		
Dordt University	Campground Cards	21.80
	Vendor VEN01120 - Dordt University Total:	21.80
Vendor: 00277 - Dutch American Museum		
Dutch American Museum	Annual Support for FY 25	15,000.00
	Vendor 00277 - Dutch American Museum Total:	15,000.00
Vendor: 00283 - DUTCH MILL PHARMACY		
DUTCH MILL PHARMACY	Supplies- Recreation Acct	86.01
	Vendor 00283 - DUTCH MILL PHARMACY Total:	86.01
Vendor: 00263 - DUTCHMART FOODS		
DUTCHMART FOODS	Supplies	388.94
	Vendor 00263 - DUTCHMART FOODS Total:	388.94
Vendor: 00300 - ED M FELD EQUIPMENT CO INC		
ED M FELD EQUIPMENT CO INC	Tank Saver	116.25
	Vendor 00300 - ED M FELD EQUIPMENT CO INC Total:	116.25
Vendor: VEN01360 - Elwin Top		
Elwin Top	Sewer Backup- Reimbursement	900.00
	Vendor VEN01360 - Elwin Top Total:	900.00
Vendor: 00309 - EMC NATIONAL LIFE COMPANY		
EMC NATIONAL LIFE COMPANY	LIFE INSURANCE	30.75
EMC NATIONAL LIFE COMPANY	LIFE INSURANCE	23.25
EMC NATIONAL LIFE COMPANY	Life Insurance	167.00

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
EMC NATIONAL LIFE COMPANY	Life Insurance	59.75
EMC NATIONAL LIFE COMPANY	Life Insurance	33.28
EMC NATIONAL LIFE COMPANY	Life Insurance	17.00
EMC NATIONAL LIFE COMPANY	Life Insurance	19.00
EMC NATIONAL LIFE COMPANY	Life Insurance	27.81
EMC NATIONAL LIFE COMPANY	Life Insurance	6.25
EMC NATIONAL LIFE COMPANY	Life Insurance	19.00
EMC NATIONAL LIFE COMPANY	Life Insurance	32.94
EMC NATIONAL LIFE COMPANY	Life Insurance	44.80
EMC NATIONAL LIFE COMPANY	Life Insurance	19.00
EMC NATIONAL LIFE COMPANY	Life Insurance	19.50
EMC NATIONAL LIFE COMPANY	Life Insurance	18.00
EMC NATIONAL LIFE COMPANY	Life Insurance	19.00
EMC NATIONAL LIFE COMPANY	Life Insurance	18.50
EMC NATIONAL LIFE COMPANY	Life Insurance	17.82
EMC NATIONAL LIFE COMPANY	Life Insurance	38.00
EMC NATIONAL LIFE COMPANY	Life Insurance	55.00
EMC NATIONAL LIFE COMPANY	Life Insurance	36.99
EMC NATIONAL LIFE COMPANY	Life Insurance	38.00
EMC NATIONAL LIFE COMPANY	Life Insurance	7.50
Vendor 00317 - Engineered Equipment Solutions LLC		768.14
Vendor 00309 - EMC NATIONAL LIFE COMPANY Total:		675.88

Vendor: 00317 - Engineered Equipment Solutions LLC
 Engineered Equipment Solutions LLC
 V-Belts for Blower Bldg

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Engineered Equipment Solutions LLC	Inlet Filter	440.00
Vendor: 00331 - FAREWAY STORES INC		
FAREWAY STORES INC	Supplies - Event Center Acct	155.14
FAREWAY STORES INC	Supplies	16.79
Vendor 00331 - FAREWAY STORES INC Total:		171.93
Vendor: 00345 - Ferguson Waterworks Inc # 2516		
Ferguson Waterworks Inc # 2516	Water Meter Repairs-	1,415.00
Ferguson Waterworks Inc # 2516	Water Meters	84,000.00
Vendor 00345 - Ferguson Waterworks Inc # 2516 Total:		85,415.00
Vendor: 00346 - Fidelity Security Life		
Fidelity Security Life	VISION INSURANCE	116.87
Fidelity Security Life	VISION INSURANCE	116.82
Vendor 00346 - Fidelity Security Life Total:		233.69
Vendor: 00358 - Foundation Analytical Laboratory Inc.		
Foundation Analytical Laboratory Inc.	Water Testing	148.75
Vendor 00358 - Foundation Analytical Laboratory Inc. Total:		148.75
Vendor: 00380 - GCC Alliance Concrete		
GCC Alliance Concrete	Concrete - 13th St & Lincoln Place	1,563.25
Vendor 00380 - GCC Alliance Concrete Total:		1,563.25
Vendor: 00383 - GENERAL TRAFFIC CONTROLS		
GENERAL TRAFFIC CONTROL	Crosswalk - Ped Pushbutton Assy	411.22
Vendor 00383 - GENERAL TRAFFIC CONTROLS Total:		411.22
Vendor: 00395 - Goodland Pump & Supply Co.		
Goodland Pump & Supply Co	Repairs to Lift Station Pump	15,462.30
Vendor 00395 - Goodland Pump & Supply Co. Total:		15,462.30
Vendor: 00403 - GREENWORLD INC.		
GREENWORLD INC.	Plant Trees downtown	4,986.45
GREENWORLD INC.	Irrigation Repairs to Chambe	267.47
Vendor 00403 - GREENWORLD INC. Total:		5,253.92
Vendor: VEN01081 - Hawke & Co. Ag. Systems Inc.		
Hawke & Co. Ag. Systems Inc	Service Call for 3pt Mower - Vermeer	1,565.30
Vendor VEN01081 - Hawke & Co. Ag. Systems Inc. Total:		1,565.30

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Vendor: 00428 - HAWKINS INC.		
HAWKINS INC.	Chemicals	10.00
HAWKINS INC.	Chemicals	1,928.68
HAWKINS INC.	Chemicals	1,476.52
Vendor 00428 - HAWKINS INC. Total:		3,415.20
Vendor: 00446 - HIEMSTRA LAWN CARE		
HIEMSTRA LAWN CARE	Weed Control and Mowing	100.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	30.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	735.00
HIEMSTRA LAWN CARE	Weed Control and Mowing	225.00
Vendor 00446 - HIEMSTRA LAWN CARE Total:		1,090.00
Vendor: 00489 - Hydro Klean Inc.		
Hydro Klean Inc.	Sewer Line along 2nd St SE	1,500.00
Vendor 00489 - Hydro Klean Inc. Total:		1,500.00
Vendor: VEN01396 - Iowa Department of Natural Resources- Water Supply		
Iowa Department of Natural Resources- Water Supply	Annual Water Supply Fee - FY 25	687.59
Vendor VEN01396 - Iowa Department of Natural Resources- Water Supply Total:		687.59
Vendor: 00524 - IOWA INFORMATION INC.		
IOWA INFORMATION INC.	Advertising- Nat Gas Position	673.18
IOWA INFORMATION INC.	Advertisiing- Event Center	3,774.35
Vendor 00524 - IOWA INFORMATION INC. Total:		4,447.53
Vendor: 00526 - IOWA LEAGUE OF CITIES		
IOWA LEAGUE OF CITIES	Membership Dues	3,496.00
Vendor 00526 - IOWA LEAGUE OF CITIES Total:		3,496.00
Vendor: 00527 - IOWA ONE CALL		
IOWA ONE CALL	Fax Notifications	31.10
IOWA ONE CALL	Fax Notifications	31.00
Vendor 00527 - IOWA ONE CALL Total:		62.10
Vendor: 00541 - JACK'S UNIFORMS AND EQUIPMENT		
JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms	3,698.88
Vendor 00541 - JACK'S UNIFORMS AND EQUIPMENT Total:		3,698.88
Vendor: 00547 - JANITORS CLOSET		
JANITORS CLOSET	Cleaning Supplies- Water Supplies	190.74
JANITORS CLOSET	Cleaning Supplies	28.09
JANITORS CLOSET	Cleaning Supplies	95.00
Vendor 00547 - JANITORS CLOSET Total:		313.83

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 00422 - Kelderman Klean Inc.	Cleaning at Event Center	2,607.59
Kelderman Klean Inc.		2,607.59
Vendor: 00597 - KIMBALL MIDWEST		
KIMBALL MIDWEST	Supplies for Street Department	565.74
		565.74
Vendor: 00602 - KLAY VELDHUIZEN BINDNER DEJONG		
KLAY VELDHUIZEN BINDNER	Legal Services	818.12
DEJONG		818.13
KLAY VELDHUIZEN BINDNER	Legal Services	
DEJONG		1,636.25
Vendor: 00615 - Kopetsky's Ace Hardware		
Kopetsky's Ace Hardware	Supplies- Acct 6001	284.25
Kopetsky's Ace Hardware	Supplies- Acct 6001	1,015.39
Kopetsky's Ace Hardware	Supplies- Acct 3026 OCFD	6.36
Kopetsky's Ace Hardware	Supplies- Acct 6000	524.20
Kopetsky's Ace Hardware	Supplies- Acct 6000	432.03
Kopetsky's Ace Hardware	Supplies- Acct 6000	188.64
Kopetsky's Ace Hardware	Supplies- Acct 6000	2,450.87
Vendor: 00632 - KSOU- AM/FM		
KSOU- AM/FM	Advertising	288.75
		288.75
Vendor: 00650 - LeLux Diversified		
LeLux Diversified	Jet Sewer Line at City Hall	250.00
LeLux Diversified	Sewer Line - 2nd Street SE	585.00
		835.00
Vendor: 00662 - Long Lines		
Long Lines	Telephone	630.25
Long Lines	Telephone	630.25
Long Lines	Telephone	630.25
Long Lines	Telephone	630.27
Long Lines	Event Center Telephone	403.85
Long Lines	WiFi at Light Shop	12.95
Long Lines		2,937.82
Vendor: 00676 - MacQueen Equipment		
MacQueen Equipment	Boots Two Pair- OCFD	1,335.00
		1,335.00

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 00689 - MARVS OUTDOOR POWER EQUIPMENT		
MARVS OUTDOOR POWER EQUIPMENT	New Trimmers and Tiller - Parks	2,626.46
Vendor 00689 - MARVS OUTDOOR POWER EQUIPMENT Total:		2,626.46
Vendor: 00691 - Matheson Tri Gas Inc.		
Matheson Tri Gas Inc.	Carbon Dioxide 10 lb Cylinde	57.09
Vendor 00691 - Matheson Tri Gas Inc. Total:		57.09
Vendor: 00707 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	Utilities	497.24
MIDAMERICAN ENERGY	Utilities	529.39
MIDAMERICAN ENERGY	Utilities	102.42
Vendor 00707 - MIDAMERICAN ENERGY Total:		1,129.05
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES		
MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	596.60
MISSOURI RIVER ENERGY SERVICES	Scanning for Hotspots - Electric	2,566.20
Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:		3,162.80
Vendor: 00748 - Mulder Auto Tire & Lube		
Mulder Auto Tire & Lube	Police Vehicle - Service - City Acct	113.52
Mulder Auto Tire & Lube	Brakes for Police - Police Acc	1,069.14
Vendor 00748 - Mulder Auto Tire & Lube Total:		1,182.66
Vendor: 00755 - MUNICIPAL SUPPLY INC		
MUNICIPAL SUPPLY INC	Water Meter Supplies	1,666.86
Vendor 00755 - MUNICIPAL SUPPLY INC Total:		1,666.86
Vendor: 00767 - NEAL CHASE LUMBER		
NEAL CHASE LUMBER	Supplies	227.36
NEAL CHASE LUMBER	Supplies	853.39
NEAL CHASE LUMBER	Supplies	124.76
Vendor 00767 - NEAL CHASE LUMBER Total:		1,205.51
Vendor: 00777 - No Streaking Window Cleaning		
No Streaking Window Cleaning	Clean Windows- City Hall	91.00
No Streaking Window Cleaning	Clean Windows - Event Cent	208.65
No Streaking Window Cleaning	Cleaning - Stadcentrum	192.60
Vendor 00777 - No Streaking Window Cleaning Total:		492.25

Expense Approval Report

Amount

Description (Item)	Amount
Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP	11.35
Utilities	11.35
Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP Total:	
Vendor 00787 - Northern Natural Gas	65,260.00
Improvements for Gas Main- True Up	65,260.00
Vendor 00787 - Northern Natural Gas Total:	
Vendor 00794 - NORTHWESTERN COLLEGE	6,000.00
TV Channel 3 Annual Support	6,000.00
Vendor 00794 - NORTHWESTERN COLLEGE Total:	
Vendor 00797 - NOTEBOOM ELECTRIC	71.18
Service Call to Pool and Ball Diamond	103.29
Service Call to Pool and Ball Diamond	403.64
Service Call to Pool and Ball Diamonds	578.11
Vendor 00797 - NOTEBOOM ELECTRIC Total:	
Vendor 00798 - NOTEBOOM OIL COMPANY	1,489.43
Tires on OC Utilities Acct	1,489.43
Vendor 00798 - NOTEBOOM OIL COMPANY Total:	
Vendor 00824 - ONE OFFICE SOLUTION	195.24
Office Supplies	195.24
Vendor 00824 - ONE OFFICE SOLUTION Total:	
Vendor 00839 - ORANGE CITY HEALTH SYSTEM	2,266.67
Senior Rent	2,266.67
Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:	
Vendor 00843 - ORANGE CITY SANITATION	33,297.45
Refuse Hauling Charges	56.36
Extra Pickup= Acct 420757	206.87
Event Center Dumpster	240.00
Restrooms at PJ Trail Park	33,800.68
Vendor 00843 - ORANGE CITY SANITATION Total:	
Vendor 00845 - OTIS ELEVATOR INC.	95.00
Elevator Fuel Charge - City Hall	95.00
Vendor 00845 - OTIS ELEVATOR INC. Total:	

Expense Approval Report

Payment Dates: 7/17/2024 - 7/17/2024

Vendor Name	Description (Item)	Amount
Vendor: 00873 - Pipestone Vet Services Pipestone Vet Services	Gloves - Parks	180.03
Vendor 00873 - Pipestone Vet Services Total:		180.03
Vendor: 00878 - PLUJIM PUBLISHING PLUJIM PUBLISHING	Advertising	742.18
Vendor 00878 - PLUJIM PUBLISHING Total:		742.18
Vendor: 00904 - Premier Communications Premier Communications	Telephone	510.73
Vendor 00904 - Premier Communications Total:		510.73
Vendor: 00915 - Quadient Finance USA Inc. Quadient Finance USA Inc.	Postage	1,253.69
Vendor 00915 - Quadient Finance USA Inc. Total:		1,253.69
Vendor: 00925 - RANDY'S IRON WORKS INC. RANDY'S IRON WORKS INC.	Supplies	61.85
Vendor 00925 - RANDY'S IRON WORKS INC. Total:		61.85
Vendor: VEN01046 - Rasmussen Mechanical Services Rasmussen Mechanical Services	Boiler Repairs at Pool	8,062.50
Vendor VEN01046 - Rasmussen Mechanical Services Total:		8,062.50
Vendor: 00961 - Rosenbaur Fire Fighting Technology Rosenbaur Fire Fighting Technology	Aerial Fire Truck - Chassis	485,820.00
Vendor 00961 - Rosenbaur Fire Fighting Technology Total:		485,820.00
Vendor: 00993 - Schwebach Cemetery Services Schwebach Cemetery Serv	West Lawn Cemetery	950.00
Vendor 00993 - Schwebach Cemetery Services Total:		950.00
Vendor: 01014 - SIOUX ABSTRACT CO. SIOUX ABSTRACT CO.	Recording Abstract- PJ 8 Lot	425.00
Vendor 01014 - SIOUX ABSTRACT CO. Total:		425.00
Vendor: 01030 - SIOUX COUNTY REGIONAL AIRPORT SIOUX COUNTY REGIONAL AIRPORT	Annual Input to Agency - FY 25	274,912.00
Vendor 01030 - SIOUX COUNTY REGIONAL AIRPORT Total:		274,912.00
Vendor: 01033 - SIOUX OIL COMPANY SIOUX OIL COMPANY	Fuel	1,015.29
SIOUX OIL COMPANY	Fuel	467.40
SIOUX OIL COMPANY	Fuel	2,401.63
SIOUX OIL COMPANY	Regulator for Gas Pump	94.99
SIOUX OIL COMPANY	Gas Pump repairs	65.00

Vendor Name: SIUX OIL COMPANY

Description (Item): Fuel

Amount: 974.28

Vendor 01033 - SIUX OIL COMPANY Total: 5,018.59

Description (Item): Windshield Repair- OCPD

Amount: 65.00

Vendor 01037 - Siouxland Glass Inc. Total: 65.00

Description (Item): Customer Hookups & Meter Charge

Amount: 600.00

Vendor 01056 - Southern Sioux Co. Rural Water Total: 600.00

Description (Item): Website, Social Media, Newsletter

Amount: 950.00

Vendor: 01060 - Spireworks

Description (Item): Website, Social Media, Newsletter

Amount: 1,950.00

Vendor: 01060 - Spireworks Total: 2,900.00

Description (Item): Haul Street Sweeper to Rock Valley

Amount: 450.00

Vendor: VEN01398 - Stockton Towing

Description (Item): Group Insurance

Amount: 776.42

Vendor: 01086 - Sun Life Financial

Description (Item): Group Insurance

Amount: 244.72

Description (Item): Group Insurance

Amount: 116.93

Description (Item): Group Insurance

Amount: 65.81

Description (Item): Group Insurance

Amount: 82.51

Description (Item): Group Insurance

Amount: 96.96

Description (Item): Group Insurance

Amount: 28.37

Description (Item): Group Insurance

Amount: 43.77

Description (Item): Group Insurance

Amount: 113.16

Description (Item): Group Insurance

Amount: 197.35

Description (Item): Group Insurance

Amount: 328.36

Description (Item): Group Insurance

Amount: 127.75

Description (Item): Group Insurance

Amount: 126.52

Description (Item): Group Insurance

Amount: 450.21

Description (Item): Group Insurance

Amount: 170.24

Description (Item): Group Insurance

Amount: 72.41

Description (Item): Group Insurance

Amount: 91.89

Vendor 01086 - Sun Life Financial Total: 3,133.38

Description (Item): T-shirts for Event Center Staff

Amount: 298.00

Description (Item): T-shirts for Recreation

Amount: 10,605.00

Vendor 01101 - Team Company Inc. Total: 10,903.00

Vendor Name	Description (Item)	Amount
Vendor: 01116 - Thompson Automation & Specialty Services		
Thompson Automation & Specialty Services	Replace PLC at Sewer Plant	1,161.04
Thompson Automation & Specialty Services	Pressure Transmitter for Water Tower	1,614.53
Vendor 01116 - Thompson Automation & Specialty Services Total:		2,775.57
Vendor: VEN01397 - Time Clock Plus LLC		
Time Clock Plus LLC	OCPD - Schedule Anywhere App- Annual Fee	985.50
Vendor VEN01397 - Time Clock Plus LLC Total:		985.50
Vendor: VEN01320 - T-Mobile		
T-Mobile	Police Hotspots for Vehicles	281.60
Vendor VEN01320 - T-Mobile Total:		281.60
Vendor: 01130 - Town & Country Implement Inc.		
Town & Country Implement Inc.	Rehaul Engine on Tractor at Street- CX 100	7,984.12
Vendor 01130 - Town & Country Implement Inc. Total:		7,984.12
Vendor: 01146 - TWO-WAY RADIO		
TWO-WAY RADIO	Radio and Pagers for OCFD	595.06
TWO-WAY RADIO	Radio and Pagers for OCFD	1,952.00
TWO-WAY RADIO	Radio and Pagers for OCFD	1,369.20
Vendor 01146 - TWO-WAY RADIO Total:		3,916.26
Vendor: 01147 - TYLER TECHNOLOGIES INC		
TYLER TECHNOLOGIES INC	UB Notification Calls	30.10
Vendor 01147 - TYLER TECHNOLOGIES INC Total:		30.10
Vendor: 01150 - U.S. BANK INC		
U.S. BANK INC	Meeting Expense	54.20
U.S. BANK INC	Meeting Expense	50.00
U.S. BANK INC	Meeting Expense	1,248.63
U.S. BANK INC	Meeting Expense	198.48
U.S. BANK INC	Meeting Expense	142.14
U.S. BANK INC	Meeting Expense	1,383.26
Vendor 01150 - U.S. BANK INC Total:		3,076.71
Vendor: 01153 - ULine		
ULine	Cleaning Supplies- Street	212.91
ULine	Cleaning Supplies	435.29
Vendor 01153 - ULine Total:		648.20
Vendor: 01156 - Unity Christian High School		
Unity Christian High School	Silver Level- Annual Support	1,200.00
Vendor 01156 - Unity Christian High School Total:		1,200.00

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 01159 - USA BLUEBOOK	Supplies- Locator	3,572.08
USA BLUEBOOK		3,572.08
Vendor: VEN01233 - Vander Windt & Sons Inc.	18th Street - Pay Est. # 9	10,165.00
Vander Windt & Sons Inc.		10,165.00
Vendor: 01225 - Van's Implement LTD	Mower Repairs- Ferris	682.77
Van's Implement LTD		682.77
Vendor: 00044 - VESTIS Inc	Supplies for Event Center	475.65
VESTIS Inc	Supplies - Event Center	475.65
VESTIS Inc	Supplies- Event Center	475.65
	Vendor 00044 - VESTIS Inc Total:	1,426.95
Vendor: 01252 - VISSER BROTHERS PLUMBING & HTG	Service Call to Sewer Plant	102.00
VISSER BROTHERS PLUMBING & HTG		102.00
Vendor: 01259 - VOGEL TRAFFIC SERVICES	Power Washer- OCFD	1,750.00
VOGEL TRAFFIC SERVICES	Strobe Lights- OCFD	181.50
VOGEL TRAFFIC SERVICES		1,931.50
Vendor: 01282 - WESCO DISTRIBUTION INC	Supplies	405.00
WESCO DISTRIBUTION INC	600 AMP Connector- Electric	3,942.00
WESCO DISTRIBUTION INC		4,347.00
Vendor: 01299 - WILLIAMS & CO	Audit Services	6,998.98
WILLIAMS & CO	Audit - Landsmeer	3,300.00
WILLIAMS & CO		10,298.98
	Vendor 01299 - WILLIAMS & CO Total:	10,298.98
	Grand Total:	1,211,272.56

FINAL PLAT
INDUSTRIE CENTRUM WEST FIRST ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

BEING A SUBDIVISION OF PARCEL 'D' OF RECORD RECORDED AS INSTRUMENT No. 2023-00921 IN THE OFFICE OF THE SIOUX COUNTY RECORDER, CITY OF ORANGE CITY, SIOUX COUNTY, IOWA.

Legal Description of Industrie Centrum West First Addition:

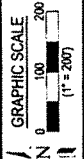
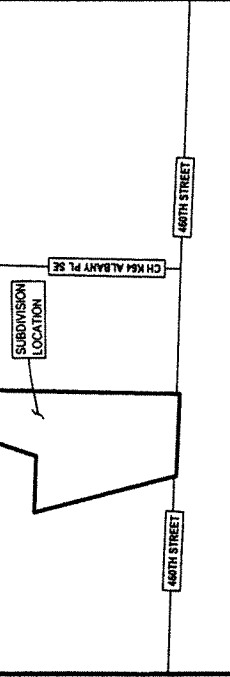
Parcel 'D' of Record, per Plat of Survey recorded as Instrument No. 2023-00921 in the Office of the Sioux County Recorder, City of Orange City, Iowa, containing 11.35 acres, inclusive of a 0.27 acre of Public Roadway Easement, and inclusive of 1.40 acres of the newly dedicated street and is further subject to any and all other easements be they of record or not.

EASEMENT TABLE

- A = 16' UTILITY AND ACCESS EASEMENT
- B = 10' (575') UTILITY AND ACCESS EASEMENT
- C = 25' UTILITY AND ACCESS EASEMENT
- D = 20' (100/107) UTILITY AND ACCESS EASEMENT
- E = 10' UTILITY AND ACCESS EASEMENT
- F = 15' UTILITY AND ACCESS EASEMENT
- G = 15' UTILITY AND ACCESS EASEMENT
- H = 15' UTILITY EASEMENT

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND BLUE CAPPED 1/2" REBAR #10315
- ⊙ FOUND YELLOW CAPPED 1/2" REBAR #17765
- ⊙ FOUND YELLOW CAPPED 5/8" REBAR #25612
- ⊙ FOUND 3/4" PIPE OR AS NOTED
- SET YELLOW CAPPED 1/2" REBAR #17765
- () RECORD DIMENSION



PLAT NOTES:
 1. SEE PREVIOUS PLAT OF SURVEY RECORDED AS INSTRUMENT No. 2021-02145, OFFICE OF THE RECORDER, SIOUX COUNTY, IOWA
 2. SEE PREVIOUS PLAT OF SURVEY RECORDED AS INSTRUMENT No. 2021-06533, OFFICE OF THE RECORDER, SIOUX COUNTY, IOWA
 3. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM ZONE 1: SPENCER.
 4. A YELLOW CAPPED 1/2" REBAR #17765 SHALL BE PLACED AT ALL LOT CORNERS NOT YET SET AND ALL OTHER LOCATIONS REQUIRED BY LAW WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT.

OWNER / SUBDIVIDER:
 CITY OF ORANGE CITY
 HEAVY INDUSTRIAL (I-2)

OWNER / SUBDIVIDER:
 CITY OF ORANGE CITY
 HEAVY INDUSTRIAL (I-2)

OWNER / SUBDIVIDER:
 CITY OF ORANGE CITY
 HEAVY INDUSTRIAL (I-2)

OWNER / SUBDIVIDER:
 CITY OF ORANGE CITY
 HEAVY INDUSTRIAL (I-2)



SURVEYOR'S CERTIFICATE:
 I, BRAD M. BECK, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 17765 DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS INDUSTRIE CENTRUM WEST FIRST ADDITION TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED, THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND A 1/2" X 24" REBAR WITH YELLOW CAP #17765 WILL BE SET AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

DATED AT ORANGE CITY, IOWA *July 1, 2024*
 Brad M. Beck, P.E., P.L.S. #17765
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 Number of Pages covered by this certification: 1

LINE TABLE

ID	BEARING	LENGTH
L1	N02°31'54"E	70.00'
L2	S01°02'41"W	40.51'
L3	S01°02'50"W	391.92'
L4	S01°02'50"W	70.00'
L5	S01°02'41"W	70.00'
L6	S01°02'41"W	65.65' (65.6')
L7	S01°02'41"W	33.00'
L8	N00°17'49"W	200.72'
L9	N00°32'45"W	240.65'

CURVE TABLE

CURVE LENGTH	CHORD LENGTH	RADIUS	BEARING	CENTRAL ANGLE
C1	63.09'	58.05'	45.00° N47°18'05"W	90°20'00"

S1/4 COR.
 SEC. 5-9444
 FD. 35' REBAR
 IN GRAVEL ROAD EASEMENT
 (FILE 2011, CARD 1005)

S1/4 COR.
 SEC. 5-9444
 FD. 1" MAG SPIKE STAMPED
 "SURVEY MARK"
 IN ASPHALT PAVEMENT
 (FILE 2014, CARD 2566)



INDUSTRIE CENTRUM WEST FIRST ADDITION
RESTRICTIVE COVENANTS

WHEREAS, the City of Orange City is the owner of certain real estate known as Industrie Centrum West First Addition in Orange City, Sioux County, State of Iowa, and

WHEREAS, said owner hereby adopts certain restrictive covenants governing the use of said property to preserve the general nature of the property, to prevent nuisances, and to maintain a desirable atmosphere for present and future owners of the property, and

WHEREAS, the legal description of the property which is subject to the restrictive covenants hereinafter set forth shall include the following:

Lots 1 - 5, Industrie Centrum West First Addition, Orange City, Iowa.

NOW THEREFORE, in consideration of the best interests of the current owners and future developers of said property and in further consideration of the prospective sale of said property and the best interests of all future purchasers, it is hereby agreed that the following restrictive covenants shall attach to the real estate described hereinabove and said covenants are hereby imposed upon any subsequent owners and occupants of the property as fully and effectively as if they are contained and set forth in each separate deed of conveyance or other document conveying any interest in said property and, once recorded in the office of the Sioux County Recorder, said covenants shall run with the land until or unless they are specifically released or amended as provided herein:

I. Application and Enforcement

These restrictive covenants shall operate as covenants running with the land for the benefit of any and all holders of an interest in the property within the legal description set forth hereinabove, and said parties are specifically given the right to enforce these restrictive covenants through any proceedings, at law or in equity, against any person or entity violating such restrictions, and to recover any damages arising from any violation of these restrictions.

2. Duration and Amendment

These restrictive covenants, conditions and restrictions on the property described hereinabove are to run with the land and shall be binding on all parties and persons claiming under them, including but not limited to grantees, heirs, successors, and assigns, for a period of twenty (20) years from the date this instrument is recorded, after which time such covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed and approved by a simple majority of the owners of any lots, tracts or parcels within such property, is approved and placed of record to modify or change such covenants, conditions and restrictions in whole or in part. These restrictive covenants, conditions and restrictions on the property described hereinabove may be amended at any time by filing an instrument specifying said amendment, modifications or changes, which instrument shall be signed and approved by a simple majority of the owners of any lots, tracts or parcels within such property. An Affidavit certifying that a resolution has been passed and approved by simple majority of the owners of any lots, tracts or parcels within such property shall be sufficient to satisfy the signature requirements of this provision. For purposes of this section, each property owner shall be entitled to one vote for each lot owned by said individual or entity. For the purposes of this section, the City of Orange City, Iowa, or its successors or assigns shall retain and reserve and be entitled to one vote in addition to any vote or votes for each lot which is owned by said entity for purposes of amendments, changes or modification of these restrictive covenants.

3. Lot Price

Lot 1: \$83,635

Lot 2: \$91,476

Lot 3: \$100,623

Lot 4: \$101,930

4. Retention and Repurchase

Once a site has been purchased from the City of Orange City, its successors or assigns, such site shall be considered as a single unit, and it shall not be subdivided or a portion of the land sold, leased or rented until written approval thereto is given by the City of Orange City.

The City of Orange City retains the ownership of any excess soils that are not needed during the construction of the initial primary structure on any lot in the sub-division. When the purchaser determines that the excess soils are no longer needed during the construction process, the City shall remove said excess soils at the City's expense within a reasonable amount of time.

If after expiration of two (2) years from the date of delivery of the deed from the City of Orange City, conveying any property lying within the aforementioned addition, any grantee or assign shall not have begun in good faith the construction of a permanent building upon said site, the City of Orange City shall have the option to repurchase the property for the original purchase price and enter into possession thereof. This option to repurchase must be exercised in writing within one (1) year after the expiration of the two (2) year period following delivery of the deed referred above. Closing of the repurchase shall take place within sixty (60) days after the exercise of the option to repurchase and shall be at a location designated by the City of Orange City. Provided, however, anything in this article to the contrary notwithstanding, the City of Orange City may extend in writing the time in which said construction may be begun and such repurchase right exercised. In the event of a repurchase, the grantor shall convey the property by warranty deed subject only to those encumbrances specified in the original conveyance from the City of Orange City. Taxes for the year in which the conveyance occurs shall be prorated to the date of reconveyance.

5. Compliance and Maintenance

The owner of any site shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and shall comply in all respects with all government, health, fire and police requirements and regulations, and such owner will remove at his own expense any rubbish or debris of any character whatsoever which may accumulate on said site, and in the event said owner fails to comply with any and all of the aforesaid specifications and requirements, then, and only then, the City of Orange City, Iowa, its successors and assigns, shall have the right, privilege and license, but not the obligation, to enter upon the premises and make any and all the corrections or improvements that may be necessary to meet such standards, all at the sole cost and expense of said owner.

6. Uses

All lots shall be used for Heavy Industrial (I-2) purposes as set by City of Orange City Code of Ordinances.

7. Buildings and Structures

Placement:

1. All lots, tracts, or parcels shall maintain a side yard setback of not less than ten (10) feet from the wall of any building or structure erected on said lot, tract, or parcel.
2. All lots, tracts, or parcels shall maintain a rear yard setback of not less than ten (10) feet from the wall of any building or structure erected on said lot, tract, or parcel.

All buildings or structures erected in the subdivision shall have frost free foundation walls. All structures newly constructed or improved within the subdivision shall be constructed of materials complying with the City of Orange City Building Code. Structures established on any said lot, tract or parcel must use durable high quality materials such as brick or stone masonry, site-cast or precast or prefabricated textured decorative concrete, glass, natural or polished stone, or a compatible exterior insulation finish system (EJFS) for exterior finish materials. Uncolored galvalume steel or sheet aluminum is not allowed for use on any exterior wall of any structure or building within the addition. Colored exterior steel panels may be used to construct any exterior building wall.

Metal roofs of buildings or structures within the subdivision shall not be constructed of uncolored galvalume steel or uncolored aluminum.

Exterior walls and roofs of any accessory building shall be constructed of the same colored exterior steel panels as the principal structure if the principal structure contains colored exterior steel panels. If the principal structure contains no exterior colored steel panels, any accessory structures or buildings shall be constructed with the same exterior building materials as the principal structure.

8. Used and Temporary Structures

No previously occupied building or structures shall be moved onto any tract in said addition. No trailer, basement without appropriate above-ground structure, tent, shack, garage, barn or similar outbuilding shall be erected or moved upon any tract. Temporary structures used in conjunction with the construction or expansion of the principal structure, accessory structures or parking lots are allowed during the construction process. Under no circumstances may the aforementioned temporary structure be allowed to remain on any portion of any tract for a period longer than twelve (12) months.

9. Landscaping, Driveways, and Parking

1. The titleholder of each lot, tract or parcel shall keep such lot, tract or parcel, vacant or improved, free from weeds and unsightly plant growth. Landscaping, including planting of grass and suitable trees and shrubbery, will be required along street frontages and along, but not on, property lines in the required setback areas. All open areas not used for structures, storage, parking or driveways on any lot, tract or parcel shall be landscaped, graded and properly drained.
2. Maintenance, including snow removal, of all walks and driveways shall be the

responsibility of the property owner. All walks shall be constructed of portland cement, and all driveways shall be hard surfaced with either asphalt or portland concrete cement. Any portion of any driveway that lies upon the municipally owned right of way shall be hard surfaced with portland concrete cement at least six (6) inches thick.

10. Storage of Materials and Goods

No exterior storage of materials and goods is allowed on any lot, tract or parcel in the subdivision. All material storage, either raw materials or finished goods, shall be located within the principal structure or accessory structures.

11. Utilities

All utilities of any nature shall be located underground. No above ground utilities are allowed anywhere within the subdivision, including between specific structures or buildings on specific lots, tracts or parcels.

12. Invalidation

Invalidation of any of these covenants by judgement, decree or court order, shall in no way affect any of the other provisions of this dedication and such other provisions shall remain in full force and effect.

IN WITNESS WHEREOF, we have set out hands this 5th day of August, 2024.

ATTEST:

CITY OF ORANGE CITY, an Iowa
Municipal Corporation

Janet Brown, City Clerk

Deb De Haan, Mayor

STATE OF IOWA)

) ss

SIOUX COUNTY)

On this ___ day of _____, 2024, before me the undersigned a Notary Public in and for the State of Iowa, personally appeared DEB DE HAAN and JANET BROWN, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of said Municipal Corporation executing the within and foregoing instrument, that the seal affixed hereto is the official seal of the City of Orange City, Iowa; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said DEB DE HAAN and JANET BROWN as such officers acknowledge that the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public

ORDINANCE NO. 852

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA BY AMENDING SECTIONS 55.05 AND 55.11 AND BY ADDING SECTION 55.22 TO CHAPTER 55 OF THE ORANGE CITY CODE OF ORDINANCES

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

CHAPTER 55, ANIMAL PRODUCTION AND CONTROL, SECTION 55.05 shall be amended to read as follows:

55.05 LIVESTOCK. It is unlawful for a person to keep livestock within the city except in compliance with the City's zoning regulations. This section does not apply to chickens which shall be subject to Section 55.22 set out herein below.

CHAPTER 55, ANIMAL PRODUCTION AND CONTROL, SECTION 55.11 shall be amended to read as follows:

55.11 NUMBER OF ANIMALS LIMITED. It is unlawful for an owner to harbor or house on the same premises more than three animals over the age of 3 months unless such animals are in a kennel, or a pet shop, vet clinic, vet hospital or animal grooming shop. This section does not apply to chickens which shall be subject to Section 55.22 set out herein below.

CHAPTER 55, ANIMAL PRODUCTION AND CONTROL shall be amended by adding the following Section:

55.22 URBAN CHICKENS

Section 1 - Definitions.

For use in this chapter, the following terms are defined:

1. "Chicken" means a member of the subspecies *Gallus gallus domesticus*, a domesticated fowl.
2. "Chicken run" means an enclosed, fenced area exclusively devoted to raising chickens.
3. "Chicken tractor" means a lightweight portable chicken coop without a solid floor that allows the chickens to forage for weeds and insects.
4. "Henhouse" means a hen house or chicken coop is a structure where female chickens are kept.

5. "Permittee" means an applicant who has been granted a permit to raise, harbor, or keep chickens pursuant to this chapter. If the applicant does not own the property where the chickens are to be kept, the owner of the property must be the joint permittee.
6. "Permitting officer" means the Code Enforcement Officer or his designee.
7. "Urban chicken" means a chicken kept on a permitted tract of land pursuant to a permit issued under this chapter.
8. "Adjacent owner" means the owner of a property that physically adjoins or is directly across the street and/or alley from the property.

Section 2 - Administration.

- A. **Permit Required.** No person shall raise, harbor or keep chickens within the City of Orange City in those areas of the city with a zoning designation of low density residential (R-1) without a valid permit obtained from the permitting officer under the provisions of this chapter.
- B. **Application.** In order to obtain a permit, an applicant shall submit a completed application on forms provided by the permitting officer, either on-line or in paper form, and pay all fees required by this chapter.
- C. **Permit Fees.** The initial permit fee is \$50 per year which amount can be amended from time to time by city council approval. Said fee is an annual fee covering a 12-month period and must be paid in full as a condition of issuance of the permit or annual renewal thereof.
- D. **Requirements.** The requirements to receive a permit include:
 1. All requirements of this chapter are met.
 2. All fees for the permit are paid in full.
 3. All amounts owed to the city, including but not limited to, liens, fines, and judgments, must be paid in full.
 4. The tract of land to be permitted shall contain only one single family dwelling occupied and used as such by the permittee. Owner permission shall be required if the single-family dwelling is occupied by someone other than the owner.'
 5. Written consent from all adjacent owners.

- E. Issuance of Permit. If the permitting officer concludes as a result of the information contained in the application that the requirements for a permit have been met, then the officer shall issue the permit. Said permit shall be for a period of 12 months and can be renewed for successive 12-month periods thereafter provided that there have been no violations of this ordinance during the preceding 12-month period.
- F. Denial, Suspension, Revocation, Non-renewal. The permitting officer may deny, suspend, revoke, or decline to renew any permit issued for any of the following grounds:
1. False statements on any application or other information or report required by this section to be given by the applicant;
 2. Failure to pay any application, penalty, reinspection or reinstatement fee required by this section or city council resolution;
 3. Failure to correct deficiencies noted in notices of violation in the time specified in the notice;
 4. Failure to comply with the provisions of an approved mitigation/remediation plan by the permitting officer, or designee;
 5. Failure to comply with any provision of this chapter;
 6. Notification. A decision to revoke, suspend, deny, or not renew a permit shall be in writing delivered by ordinary mail or in person to the address indicated on the application. The notification shall specify reasons for the action;
 7. Effect of Denial or Revocation. When an application for a permit is denied, or when a permit is revoked, the applicant may not re-apply for a new permit for a period of one year from the date of the denial or revocation;
 8. Appeals. No permit may be denied, suspended, revoked, or not renewed without notice and an opportunity to be heard is given the applicant or holder of the permit. Any person who receives an order from the permitting officer and objects to all or a part thereof, may, within five days of receipt thereof, notify the permitting officer, in writing, of the nature of the objection and request a hearing thereon. Appellant will then have five days to notify the permitting officer, in writing, of an appeal of the decision to the city council. The council, at its next meeting, shall review the facts and affirm, modify or revoke the order. Within five days after the decision is made by the city council, the permitting officer shall notify the appellant of the final decision.

Section 3 - Number and type of chickens allowed.

Only a maximum of six female chickens (hens) are allowed for each tract of land.

Section 4 - Zoning districts allowed.

Permits may be granted for tracts of land located in those parts of Orange City designated as Low Density Residential (R-1) as defined by Chapter 165 (zoning regulations of the Orange City Code of Ordinances).

Section 5 - Noncommercial use only.

Chicken breeding or fertilizer production for commercial purposes is prohibited.

Section 6 - Enclosures.

- A. Chickens shall be kept in an enclosure or fenced area at all times, the size of which shall not exceed 60 square feet.
- B. Enclosures shall be kept in a clean, dry, odor-free, neat, and sanitary condition as all times.
- C. Henhouses shall provide adequate ventilation and adequate sun and shade and shall be impermeable to rodents, wild birds and predators, including dogs and cats.
- D. Henhouses, Chicken Runs and Chicken Tractors.
 - 1. Henhouses shall be designed to provide safe and healthy living conditions for the chickens with a minimum area of four square feet per bird while minimizing adverse impacts to other residents in the neighborhood.
 - 2. A henhouse shall be enclosed on all sides and have a roof and doors. Access doors shall be able to be shut and locked at night. Opening windows and vents shall be covered with predator and bird proof wire of one inch or smaller openings.
 - 3. The materials used in making a henhouse shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. Construction of henhouses, chicken runs, and chicken tractors shall be done in a good workmanlike matter. The use of scrap, waste board, sheet metal, or similar materials is prohibited. Henhouses and chicken tractors shall be well maintained.

4. Henhouses, chicken runs, and chicken tractors shall only be located in the rear yard unless the setback requirements cannot be met, in which case they may be kept in a side yard but within the required setbacks.
5. Henhouses, chicken runs, and chicken tractors shall be located at least 10 feet from the property line and at least 25 feet from any principal structure, and shall meet all other accessory structure provisions of the zoning ordinance.

Section 7 - Odor and noise impacts.

Odors and/or noise from chickens, chicken manure or other chicken-related substances shall not be perceptible to persons of reasonable sensitivity beyond the boundaries of the permitted tract of land.

Section 8 - Predators, rodents, insects, and parasites.

The permittee shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an authorized authority.

Section 9 - Feed and water.

Chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds, and predators.

Section 10 - Waste storage and removal.

All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three cubic feet of manure shall be stored on the permitted tract of land. All other manure not used for composting or fertilizing shall be removed. The henhouse, chicken tractor, and surrounding area shall be kept free from trash and accumulated droppings.

Uneaten feed shall be removed in a timely manner.

Section 11 - Chickens at large.

The permittee shall not allow his or her chickens to roam off the permitted tract of land. No dog or cat or other domesticated animal which kills a chicken off the permitted tract of land will, for that reason alone, be considered a dangerous or aggressive animal or the city's responsibility to enforce its animal control provisions.

Section 12 - Unlawful acts.

- A. It shall be unlawful for any person to keep chickens in violation of any provision of this chapter or any other provision of the city code.
- B. It shall be unlawful for any owner, renter or leaseholder of property to allow chickens to be kept on the property in violation of the provisions of this chapter.
- C. No person shall keep chickens inside a dwelling unit or any other structure than an approved henhouse or chicken tractor.
- D. No person shall slaughter any chickens within the City of Orange City outside of legally operating poultry production facilities.
- E. No person shall keep a rooster.
- F. No person shall keep chickens on a vacant or uninhabited tract of land.
- G. It shall be unlawful to dispose of any chicken carcass other than in accordance of Section 55.13 of the Orange City Code of Ordinances.

Section 13 - Nuisances.

Any violation of the terms of this chapter that constitutes a health hazard or that interferes with the use or enjoyment of neighboring property is a nuisance and may be abated under the general nuisance abatement provisions of the Orange City Code of Ordinances.