

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: May 18, 2026

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

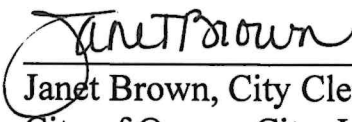
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Oath of Office – Makya Hiemstra
5. Citizen comments
6. Approval of minutes
7. Financial report
8. Monthly bills
9. Proposed Ordinance No. 869 amending public hearing requirements under zoning regulations
 - Public hearing
 - First reading of Ordinance No. 869
10. Puddle Jumper Trail Twelfth Addition
 - Public hearing
 - Resolution accepting Final Plat and rezoning

11. Prairie View Estates First Addition
 - Public hearing
 - Resolution accepting Final Plat and rezoning
12. Resolution accepting Final Plat of the Industrie Centrum West Second Addition
13. Proposed Ordinance No. 870 amending Mixed Use Overlay Zone and Special Focus Area
 - Public hearing
 - First reading of Ordinance No. 870
14. Public hearing on fiscal year 2025-2026 budget amendment
 - Resolution approving amendment
15. Iowa DOT Agreement for Maintenance and Repair of Primary Roads
16. Retail alcohol license renewal application
17. Axis Holdings, LLC Dutch front reimbursement
18. Administrative reports
19. Council comments
20. 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
May 18, 2026

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. Makya Hiemstra will be sworn in as an Orange City Police Officer.
5. 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.
6. The minutes of the May 4, 2026 council meeting are enclosed for your review. Exhibit 1
7. The monthly financial report represents cash balances for all funds. Exhibit 2
8. A Summary of Warrants report listing bills from April 18, 2026 to May 18, 2026 is enclosed for your review. Exhibit 3
9. Public hearing and first reading to amend the Code of Ordinances by amending provisions pertaining to public hearing requirements for zoning and subdivisions. These changes are due to the changes in the Code of Iowa requirements. Council has the right to waive the second and third readings of the proposed ordinance. Exhibit 4
10. This is the published time and place to hold a public hearing before considering approval of the proposed Final Plat of the Puddle Jumper Trail Twelfth Addition. Planning and Zoning recommends that Council approve the Final Plat of this subdivision with the provision that Lots 24 & 25 are not available for sale until a plan is in place for the property to the south. This will leave options for the detention to remain in the current location or to be incorporated into another basin downstream. Plat reflects the zoning change to R-1, Low Density Residential. Exhibit 5
11. This is the published time and place to hold a public hearing before considering approval of the proposed Final Plat of the Prairie View Estates First Addition. Planning and Zoning recommends that the Council approve the Final Plat of this subdivision. The plat reflects the zoning change to RS-1, Residential Suburban. Exhibit 6
12. Council will need to approve the Final Plat of the Industrie Centrum West Second Addition. Zoning of the Plat will be I-2, Heavy Industrial. Exhibit 7
13. Public hearing and first reading to amend the Code of Ordinances by amending Chapter 165, Zoning regulations, Section 165.34 Mixed Use Overlay Zone. By amending the Code it would add I-2, Heavy Industrial Zoning and the legal description of Industrial Centrum West First and Second Additions. Council has the right to wave the second and third readings of the Ordinance. Exhibit 8
14. This is the time and place for a public hearing on the budget amendment for the fiscal year 2025-2026. After the hearing, the Council will consider the resolution approving the amendment.

15. Every five years, the DOT and the City enter into an agreement for ongoing maintenance activities for the primary roads (Highway 10) that detail the operations they cover and the responsibilities of the City. There were no changes from prior practice, and we recommend the Council approve this agreement.
16. We have received a renewal application for a Class C Retail Alcohol License from Prairie Winds Event Center. Everything is in order.
17. City Council previously approved the allowable max funds for the Axis Holdings, LLC new Dutch front located at 117 Central Ave. SE. City staff has received the final invoice for the project of \$147,932.60 making the reimbursement from the City \$73,966.30 with approval from Council.
18. Administrative reports:

Scheduled Meetings/Important Dates:

June 1	Council Meeting, 4:30 P.M.
June 15	Council Meeting, 4:30 P.M.
July 6	Council Meeting, 4:30 P.M.
July 13	Mayor's Cup
July 20	Council Meeting, 4:30 P.M.

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

Matt Van Schouwen

City Office	712-707-4885
Cell phone	712-737-7701
Email	mattvs@orangecityiowa.com

Council Meeting
May 4, 2026

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on May 4, 2026. 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 Andrew Bloemendaal, Olivia Chapman, Mark Scallon, and Bret Walinga

Members Absent: Council member Daron De Jong

Staff: Matt Van Schouwen, Janet Brown, Jason Budden, Ryan McEwen, Jim Pottebaum, and Kent Anderson

Guests: Sarah Weber, Doug Calsbeek, Kenton Vore, Ruth Roghair, Autumn Den Boer, and Jennie Droog

Agenda: A motion was made by Council member Mark Scallon and duly seconded by Council member Andrew Bloemendaal approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Mark Scallon, Andrew Bloemendaal, Bret Walinga; NAYS: None.

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

Approval of Minutes: The minutes of the April 20, 2026 and April 29, 2026 council meetings were presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal; NAYS: None.

Set Public Hearing Date to Amend the Code of Ordinances – Public Hearing

Requirements: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga setting 4:30 P.M. on May 18, 2026 as the time for a public hearing to consider an ordinance amending the Zoning Regulations public hearing requirements. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Bret Walinga, Mark Scallon; NAYS: None.

Council member Olivia Chapman entered the meeting at 4:35 o'clock P.M.

Set Public Hearing Date to Amend the Code of Ordinances – Mixed Use Overlay Zone

and Special Focus Area: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman setting 4:30 P.M. on May 18, 2026 as the time for a public hearing to consider an ordinance amending the Zoning Regulations for Mixed Use Overlay and Special Focus Area. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Olivia Chapman, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Set Public Hearing Date to Consider Approval of Puddle Jumper Twelfth Addition Plat

and Rezoning: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Olivia Chapman setting 4:30 P.M. on May 18, 2026 as the time for a public hearing to consider the final plat and rezoning of the Puddle Jumper Twelfth Addition from A-1, Agricultural to R-1, Low Density. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

Set Public Hearing Date to Consider Approval of Prairie View Estates First Addition Plat

and Rezoning: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal setting 4:30 P.M. on May 18, 2026 as the time for a public hearing to consider the final plat and rezoning of the Prairie View Estates First Addition from A-1, Agricultural to RS-1, Residential Suburban. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Approve Strategic Planning Vision and Priorities: Following the Council's strategic planning session, Tim Moerman developed a Ten-Year Vision and Priorities based on discussion and results of the planning session. A motion was made by Council member Olivia Chapman and

duly seconded by Council member Bret Walinga approving the Ten-Year Vision and Priorities for 2026-2028. Management provided the 18-month Action Plan that will guide the implementation of the Priorities. On call of the roll motion carried: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Police Officer Position: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the hiring of Luke De Jong as a Police Officer. On call of the roll motion carried: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Accounts Receivable/Office Assistant Position: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the hiring of Alisa Smith for the Accounts Receivable/Office Assistant position. On call of the roll motion carried: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Fireworks Display Request: A motion was made by Council member Mark Scallon and duly seconded by Council member Bret Walinga approving the fireworks display request of the Tulip Festival Steering Committee for May 15. Fireworks will be launched at 1609 Frankfort Place SE. On call of the roll motion carried: AYES: Mark Scallon, Bret Walinga, Andrew Bloemendaal, Olivia Chapman; NAYS: None.

Set Public Hearing Date to Consider Fiscal Year 2025-2026 Budget Amendment: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Olivia Chapman setting 4:30 P.M. on May 18, 2026 as the time for a public hearing to consider the fiscal year 2025-2026 budget amendment. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

May 14-16	Tulip Festival
May 18	Council Meeting, 4:30 P.M.
June 1	Council Meeting, 4:30 P.M.
June 15	Council Meeting, 4:30 P.M.
July 6	Council Meeting, 4:30 P.M.
July 13	Mayor's Cup
July 20	Council Meeting, 4:30 P.M.

Oral reports: Matt mentioned city apparel items; Woudstra Park ceremony on May 27; testing some tulip bulbs from the beds at Windmill Park; he will be gone on May 18. Jason provided updates on the 7th Street construction and Madison Place extension. Dan thanked the Council for allowing some fireman to go to the national conference. Jennie shared they are working on street closing plans for the festival due to safety concerns.

Council Comments: The Mayor called for comments from members of the Council and the following were received. Bret asked about the dead ash tree on the Frontier property downtown. Olivia complimented the marketing being done for the Tulip Festival. Mayor De Haan reminded Council to meet at 1:30 P.M in front of City Hall to inspect the streets during Tulip Festival.

Adjournment: No further business appearing it was therefore moved by Council member Olivia Chapman and duly seconded by Council member Bret Walinga to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Mark Scallon; NAYS: None. Adjournment time was 5:08 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 APRIL 30, 2026

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 3,991,746.10	\$1,405,482.14	\$355,421.64	\$ 4,861,806.60	\$141,797.99	\$5,003,604.59
Library	363,624.59	\$48,786.49	\$58,190.35	354,220.73	\$8,730.71	\$362,951.44
USDA- IRP Loan	111,644.86	\$2,548.58		114,193.44		114,193.44
Cemetery Fund	46,134.17	5,550.00	2,216.27	49,467.90		49,467.90
Cemetery Fund- Perpetual Care	148,590.19	250.00		148,840.19		148,840.19
USDA- Revolving Loan Fund	616,331.87	2,309.72		618,641.59		618,641.59
Road Use Tax	1,151,545.39	72,192.37		1,223,737.76		1,223,737.76
Hotel/Motel Sales Tax	311,229.09	11,922.93	25,000.00	298,152.02		298,152.02
Tax Increment Financing						
Hawkeye TIF-125	19,654.83	14,536.94		34,191.77		34,191.77
Event Center TIF-126	59,182.00	5,226.14		64,408.14		64,408.14
Housing TIF-127	0.00			0.00		-
Industrial Park TIF-128	0.00			0.00		-
Debt Service	1,352,176.03	789,446.72		2,141,622.75		2,141,622.75
Capital Projects:						
Hawkeye Capital Project-301	212,473.13			212,473.13		212,473.13
Event Center Capital Project-302	161,044.43			161,044.43		161,044.43
7th Street DOT Project- 303	(149,189.41)		4,980.00	(154,169.41)		(154,169.41)
Housing Capital Project-304	252,475.95		34,462.50	218,013.45		218,013.45
Industrial Park Capital Project-305	52,849.38			52,849.38		52,849.38
Delaware & 2nd Street Project- 306	(806.24)			(806.24)		(806.24)
School Project- MOC-FV-308	83,276.82			83,276.82		83,276.82
Payroll Clearing	120,066.53	16,404.38		136,470.91	7,750.23	144,221.14
Electric	2,207,801.51	670,263.07	811,827.61	2,066,236.97	3,357.61	2,069,594.58
Water	3,820,619.39	176,618.48	111,009.49	3,886,228.38	117.68	3,886,346.06
Sewer	2,485,739.32	137,973.59	114,987.24	2,508,725.67		2,508,725.67
Gas	2,130,405.95	607,247.98	375,536.45	2,362,117.48	700.00	2,362,817.48
Total	\$ 19,548,615.88	\$3,966,759.53	\$2,073,631.55	\$21,441,743.86	\$162,454.22	\$21,604,198.08

INVESTMENTS

FUND	This Report	Last Report
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General	\$53,459	51,145
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	23,551	22,532
Bond & Interest Reserve Fund		
Capital Reserve Fund		

Gas:

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

Total	\$77,010	\$73,677
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FUNDS INVESTED IN:	Amount	%	Max. %
Certificates of Deposit	0	0.0	100
IA Public Agency Investment Trust	77,010	100.0	50
Total Funds Invested	\$77,010	100.0	

MATURITIES:	Amount	%	Min. %
Under 40 days	77,010	100.0	10.0
Under 90 days	77,010	100.0	20.0
Under 270 days	77,010	100.0	50.0
Under 1 year	77,010	100.0	90.0
*Under 18 months	77,010	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 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00016 - AgState		
AgState	Replace Damaged Bollards in Park	894.40
AgState	Fuel	1,211.96
AgState	Fuel	3,290.78
AgState	Fuel	2,462.07
	Vendor 00016 - AgState Total:	7,859.21
Vendor: 00017 - AHLERS COONEY DORWEILER		
AHLERS COONEY DORWEILE	Legal Services	118.00
	Vendor 00017 - AHLERS COONEY DORWEILER Total:	118.00
Vendor: 00019 - Alex Air Apparatus 2 LLC.		
Alex Air Apparatus 2 LLC.	Fire Hose for OCFD	1,315.00
	Vendor 00019 - Alex Air Apparatus 2 LLC. Total:	1,315.00
Vendor: 00042 - Anema, Mike		
Anema, Mike	Shoe Reimbursement	200.00
	Vendor 00042 - Anema, Mike Total:	200.00
Vendor: 00049 - ARNOLD MOTOR SUPPLY		
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	397.51
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	951.29
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	1,152.82
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	166.89
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	52.30
	Vendor 00049 - ARNOLD MOTOR SUPPLY Total:	2,720.81
Vendor: 00062 - BARCO MUNICIPAL PRODUCTS		
BARCO MUNICIPAL PRODUCTS	Street Signs	252.66
	Vendor 00062 - BARCO MUNICIPAL PRODUCTS Total:	252.66
Vendor: 00069 - Beck Engineering Inc.		
Beck Engineering Inc.	Engineering Services	1,810.00
Beck Engineering Inc.	Engineering Services	4,500.00
Beck Engineering Inc.	Engineering Services	8,210.00
Beck Engineering Inc.	Engineering Services	26,766.25
Beck Engineering Inc.	Engineering Services	8,163.75
Beck Engineering Inc.	Engineering Services	17,746.54
	Vendor 00069 - Beck Engineering Inc. Total:	67,196.54

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 00086 - BLACKBURN MANUFACTURING CO.		
BLACKBURN MANUFACTURING CO.	Locate Flags- Water & Gas	436.32
BLACKBURN MANUFACTURING CO.	Locate Flags- Water & Gas	276.05
	Vendor 00086 - BLACKBURN MANUFACTURING CO. Total:	712.37
Vendor: 00097 - BOMGAARS SUPPLY		
BOMGAARS SUPPLY	Supplies- Acct 014-380-0	386.44
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	304.94
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	389.79
BOMGAARS SUPPLY	Supplies- Acct 014-002-0	264.71
	Vendor 00097 - BOMGAARS SUPPLY Total:	1,345.88
Vendor: 00154 - Carrico Aquatic Resources		
Carrico Aquatic Resources	Pool Management & Value Replacement	4,512.50
Carrico Aquatic Resources	Pool Management & Value Replacement	1,796.00
	Vendor 00154 - Carrico Aquatic Resources Total:	6,308.50
Vendor: 00155 - Catalyst Solutions Inc.		
Catalyst Solutions Inc.	IT Support- Monthly Fee	3,329.80
	Vendor 00155 - Catalyst Solutions Inc. Total:	3,329.80
Vendor: 00163 - CENTURY BUSINESS PRODUCTS		
CENTURY BUSINESS PRODUCTS	Service Contract on Copier	667.95
	Vendor 00163 - CENTURY BUSINESS PRODUCTS Total:	667.95
Vendor: 00165 - CERTIFIED TESTING SERVICES INC		
CERTIFIED TESTING SERVICES INC	Soil Testings for 7th Street Project	869.50
	Vendor 00165 - CERTIFIED TESTING SERVICES INC Total:	869.50
Vendor: 00169 - CHESTERMAN CO.		
CHESTERMAN CO.	Pop for Event Center	529.00
	Vendor 00169 - CHESTERMAN CO. Total:	529.00
Vendor: VEN01652 - Coast to Coast Calibrations Inc.		
Coast to Coast Calibrations Inc.	Calibrate/Balance Scale- Water Plant	254.00
	Vendor VEN01652 - Coast to Coast Calibrations Inc. Total:	254.00
Vendor: 00188 - Collingwood Management LLC		
Collingwood Management LL	TIF Rebate- Last Payment 10 Yr	3,107.50
	Vendor 00188 - Collingwood Management LLC Total:	3,107.50

Vendor Name	Description (Item)	Amount
Vendor: 00209 - CULLIGAN WATER CONDITIONING	Utilities- City Hall Acct	77.50
	Vendor 00209 - CULLIGAN WATER CONDITIONING Total:	<u>77.50</u>
Vendor: 00214 - D & L PLUMBING & HEATING	Service Call to Pool	900.09
	Vendor 00214 - D & L PLUMBING & HEATING Total:	<u>900.09</u>
Vendor: 00218 - DAKOTA RIGGERS & TOOL SUPPLY	General Inspection - Electric Safety	371.00
	Vendor 00218 - DAKOTA RIGGERS & TOOL SUPPLY Total:	<u>371.00</u>
Vendor: 00219 - DANKO EMERGENCY EQUIPMENT	Supplies- OCFD	45.00
	Vendor 00219 - DANKO EMERGENCY EQUIPMENT Total:	<u>45.00</u>
Vendor: 00220 - Dan's Tree Service	Stump Grinding- Trees	2,125.00
	Vendor 00220 - Dan's Tree Service Total:	<u>2,125.00</u>
Vendor: VEN01237 - Darrick Heikes	Help at Event Center	250.00
	Vendor VEN01237 - Darrick Heikes Total:	<u>250.00</u>
Vendor: 00232 - DEJONG OIL AND REPAIR INC	Fire Truck Service - Unit 66	3,432.74
	Vendor 00232 - DEJONG OIL AND REPAIR INC Total:	<u>3,432.74</u>
Vendor: VEN01650 - DeLoss Construction Inc.	Pay Est 1- 7th Street Project	123,354.61
	Vendor VEN01650 - DeLoss Construction Inc. Total:	<u>123,354.61</u>
Vendor: 00254 - DGR Engineering	Engineering Services- Wastewater	4,503.98
	Engineering Services- West Sub	10,502.41
	Vendor 00254 - DGR Engineering Total:	<u>15,006.39</u>
Vendor: 00255 - Diamond Vogel Marketing	Mayors Cup Postcards	50.00
	Vendor 00255 - Diamond Vogel Marketing Total:	<u>50.00</u>
Vendor: 00263 - DUTCHMART FOODS	Supplies	381.87
	Vendor 00263 - DUTCHMART FOODS Total:	<u>381.87</u>
Vendor: 00331 - FAREWAY STORES INC	Supplies- Event Center Acct	273.53

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
FAREWAY STORES INC	Supplies- City Acct	58.96
Vendor 00331 - FAREWAY STORES INC Total:		332.49
Vendor: 00345 - Ferguson Waterworks Inc # 2516		
Ferguson Waterworks Inc # 2516	Water Meter	6,707.40
Ferguson Waterworks Inc # 2516	Water Meter 6"	3,465.00
Vendor 00345 - Ferguson Waterworks Inc # 2516 Total:		10,172.40
Vendor: 00358 - Foundation Analytical Laboratory Inc.		
Foundation Analytical Laboratory Inc.	Water Testing	359.50
Foundation Analytical Laboratory Inc.	Water Testing	444.25
Vendor 00358 - Foundation Analytical Laboratory Inc. Total:		803.75
Vendor: 00391 - Golden Valley Hardscapes LLC		
Golden Valley Hardscapes LL	Playground Mulch	3,324.60
Vendor 00391 - Golden Valley Hardscapes LLC Total:		3,324.60
Vendor: 00400 - GPM Environmental Solutions LLC		
GPM Environmental Solutions LLC	Service Call to Calibrate Pum	635.00
Vendor 00400 - GPM Environmental Solutions LLC Total:		635.00
Vendor: 00412 - H&D Underground Inc.		
H&D Underground Inc.	Bore at Water Service at 11th & Albany Place SE	1,000.00
Vendor 00412 - H&D Underground Inc. Total:		1,000.00
Vendor: VENO1060 - Harding, Makya		
Harding, Makya	Mileage Reimbursement	725.00
Vendor VENO1060 - Harding, Makya Total:		725.00
Vendor: 00428 - HAWKINS INC.		
HAWKINS INC.	Chemicals	1,284.44
HAWKINS INC.	Chemicals	1,084.41
HAWKINS INC.	Chemicals	2,662.21
HAWKINS INC.	Chemicals	10.00
Vendor 00428 - HAWKINS INC. Total:		5,041.06
Vendor: 00430 - Heartland Security Services Ltd		
Heartland Security Services Ltd	Security - Stadcentrum - Annual	550.84
Vendor 00430 - Heartland Security Services Ltd Total:		550.84

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00438 - Heiman Fire Equipment Heiman Fire Equipment	Auto Eject for Ladder Truck- OCFD	413.80
Vendor 00438 - Heiman Fire Equipment Total:		<u>413.80</u>
Vendor: 00446 - HIEMSTRA LAWN CARE HIEMSTRA LAWN CARE HIEMSTRA LAWN CARE	Weed Control and Mowing Weed Control and Mowing	5,902.78 213.00
Vendor 00446 - HIEMSTRA LAWN CARE Total:		<u>6,115.78</u>
Vendor: VEN01649 - Hoogendoorn Construction Inc. Hoogendoorn Construction Inc.	Repairs to Library Buidling- Brick	10,257.00
Vendor VEN01649 - Hoogendoorn Construction Inc. Total:		<u>10,257.00</u>
Vendor: VEN01267 - Hy-Vee Catering Hy-Vee Catering	Meals for Hiemstra - Police Academy	2,865.00
Vendor VEN01267 - Hy-Vee Catering Total:		<u>2,865.00</u>
Vendor: VEN01628 - Industrial Sales Co. Industrial Sales Co.	Gas Meter Supplies	1,683.33
Vendor VEN01628 - Industrial Sales Co. Total:		<u>1,683.33</u>
Vendor: 00524 - IOWA INFORMATION INC. IOWA INFORMATION INC.	Advertising	4,013.80
Vendor 00524 - IOWA INFORMATION INC. Total:		<u>4,013.80</u>
Vendor: 00541 - JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms	520.54
Vendor 00541 - JACK'S UNIFORMS AND EQUIPMENT Total:		<u>520.54</u>
Vendor: VEN01608 - Jackson Miller Jackson Miller	Expense Reimbursement	69.99
Vendor VEN01608 - Jackson Miller Total:		<u>69.99</u>
Vendor: 00547 - JANITORS CLOSET JANITORS CLOSET JANITORS CLOSET JANITORS CLOSET	Cleaning Supplies Cleaning Supplies Cleaning Supplies- Event Center	588.16 474.14 46.04
Vendor 00547 - JANITORS CLOSET Total:		<u>1,108.34</u>
Vendor: 00551 - Jebro Inc. Jebro Inc.	Asphalt Mix for Street Shop	1,064.80
Vendor 00551 - Jebro Inc. Total:		<u>1,064.80</u>

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00564 - JOES TV & APPLIANCE		
JOES TV & APPLIANCE	Cleaning Supplies- Parks - Noah	24.98
	Vendor 00564 - JOES TV & APPLIANCE Total:	24.98
Vendor: 00422 - Kelderman Klean Inc.		
Kelderman Klean Inc.	Chair Cleaning at Event Cent	2,140.00
Kelderman Klean Inc.	Clean at Event Center	1,136.06
	Vendor 00422 - Kelderman Klean Inc. Total:	3,276.06
Vendor: 00597 - KIMBALL MIDWEST		
KIMBALL MIDWEST	Supplies for Street Shop	1,098.96
	Vendor 00597 - KIMBALL MIDWEST Total:	1,098.96
Vendor: 00602 - KLAY VELDHIUZEN BINDNER DEJONG		
KLAY VELDHIUZEN BINDNER	Legal Services	1,681.25
DEJONG	Legal Services	1,681.25
KLAY VELDHIUZEN BINDNER		
DEJONG		
	Vendor 00602 - KLAY VELDHIUZEN BINDNER DEJONG Total:	3,362.50
Vendor: VEN01477 - Knox Company		
Knox Company	Four Knox Boxes for OCFD	2,059.00
	Vendor VEN01477 - Knox Company Total:	2,059.00
Vendor: 00614 - Koons Gas Measurement		
Koons Gas Measurement	Gas Meter Supplies	6,144.81
	Vendor 00614 - Koons Gas Measurement Total:	6,144.81
Vendor: VEN01251 - Koopmans Concrete Co.		
Koopmans Concrete Co.	Demo work on Albany Avenue & 2nd	6,772.00
	Vendor VEN01251 - Koopmans Concrete Co. Total:	6,772.00
Vendor: 00615 - Kopetsky's Ace Hardware		
Kopetsky's Ace Hardware	Locate Paint - Electric & Gas Acct 6001	369.53
Kopetsky's Ace Hardware	Locate Paint - Electric & Gas	922.94
Kopetsky's Ace Hardware	Locate Paint - Electric & Gas	170.54
Kopetsky's Ace Hardware	Locate Paint - Electric & Gas	1,028.83
Kopetsky's Ace Hardware	Supplies- Acct 6000	430.97
Kopetsky's Ace Hardware	Supplies- Acct 6000	430.97
Kopetsky's Ace Hardware	Supplies- Acct 6000- Pool Chairs	1,599.80
	Vendor 00615 - Kopetsky's Ace Hardware Total:	4,953.58
Vendor: 00632 - KSOU- AM/FM		
KSOU- AM/FM	Advertising	1,050.00
	Vendor 00632 - KSOU- AM/FM Total:	1,050.00

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00650 - LeLoux Diversified LeLoux Diversified	Service Call - Delaware Ave & 3rd St NW	428.00
Vendor 00650 - LeLoux Diversified Total:		428.00
Vendor: VEN01407 - Lexipol LLC Lexipol LLC	Annual Renewal- Policy & Training	6,849.44
Vendor VEN01407 - Lexipol LLC Total:		6,849.44
Vendor: 00662 - Long Lines Long Lines Long Lines Long Lines Long Lines Long Lines Long Lines Long Lines	Telephone Telephone Telephone Telephone Telephone Telephone Telephone	19.02 92.90 845.14 845.15 845.15 845.15 845.15
Vendor 00662 - Long Lines Total:		4,337.66
Vendor: 00691 - Matheson Tri Gas Inc. Matheson Tri Gas Inc.	Welding Supplies	76.44
Vendor 00691 - Matheson Tri Gas Inc. Total:		76.44
Vendor: VEN01215 - Michael's Fence & Supply Michael's Fence & Supply Michael's Fence & Supply	Fence Repairs Fence Repairs- PJ Lift Station	2,415.00 2,315.00
Vendor VEN01215 - Michael's Fence & Supply Total:		4,730.00
Vendor: 00707 - MIDAMERICAN ENERGY MIDAMERICAN ENERGY	Utilities	9.45
Vendor 00707 - MIDAMERICAN ENERGY Total:		9.45
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	607.60
Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:		607.60
Vendor: 00755 - MUNICIPAL SUPPLY INC MUNICIPAL SUPPLY INC MUNICIPAL SUPPLY INC	Water Meter Supplies Water Supplies	2,728.46 1,926.40
Vendor 00755 - MUNICIPAL SUPPLY INC Total:		4,654.86
Vendor: 00764 - NAPA Truck & Auto NAPA Truck & Auto NAPA Truck & Auto	Vehicle Maintenance & Supplies- Street Acct Vehicle Maintenance & Supplies- Electric Acct	505.10 768.44
Vendor 00764 - NAPA Truck & Auto Total:		1,273.54

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00767 - NEAL CHASE LUMBER NEAL CHASE LUMBER	Supplies- Sara Windmill	330.88
Vendor 00767 - NEAL CHASE LUMBER Total:		330.88
Vendor: 00769 - Nelson Technologies Inc. Nelson Technologies Inc.	Annual Inspection - TBS - Gas	7,228.92
Vendor 00769 - Nelson Technologies Inc. Total:		7,228.92
Vendor: 00777 - No Streaking Window Cleaning No Streaking Window Cleaning	Window Cleaning at City Hall	98.00
Vendor: 00777 - No Streaking Window Cleaning No Streaking Window Cleaning	Window Cleaning - Event Center	578.87
Vendor 00777 - No Streaking Window Cleaning Total:		676.87
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP NORTH WEST RURAL ELECTRIC COOP	Street Lighting	896.07
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP NORTH WEST RURAL ELECTRIC COOP	Principal Payment 2021C & 2022A	100,000.00
Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP Total:		100,896.07
Vendor: 00794 - NORTHWESTERN COLLEGE NORTHWESTERN COLLEGE	Joint Facility Dues	6,000.00
Vendor: 00794 - NORTHWESTERN COLLEGE NORTHWESTERN COLLEGE	Replace Damaged Bollards in Park	4,043.69
Vendor 00794 - NORTHWESTERN COLLEGE Total:		6,000.00
Vendor: 00797 - NOTEBOOM ELECTRIC NOTEBOOM ELECTRIC	Fuel- Utility Acct	48.43
Vendor: 00797 - NOTEBOOM ELECTRIC NOTEBOOM ELECTRIC	Office Supplies	48.43
Vendor 00797 - NOTEBOOM ELECTRIC Total:		96.86
Vendor: 00798 - NOTEBOOM OIL COMPANY NOTEBOOM OIL COMPANY	Fuel- Utility Acct	513.34
Vendor: 00798 - NOTEBOOM OIL COMPANY NOTEBOOM OIL COMPANY	Office Supplies	513.34
Vendor 00798 - NOTEBOOM OIL COMPANY Total:		1,026.68
Vendor: 00824 - ONE OFFICE SOLUTION ONE OFFICE SOLUTION	Senior Rent	2,266.67
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM ORANGE CITY HEALTH SYSTEM	Refuse Hauling Charges - Ma Utilities	38,720.01
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM ORANGE CITY HEALTH SYSTEM	Spring Cleanup Flags- Acct 420757	204.55
Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:		38,924.56
Vendor: 00843 - ORANGE CITY SANITATION ORANGE CITY SANITATION ORANGE CITY SANITATION	Refuse Hauling Charges - Ma Utilities	38,720.01
Vendor: 00843 - ORANGE CITY SANITATION ORANGE CITY SANITATION ORANGE CITY SANITATION	Spring Cleanup Flags- Acct 420757	204.55
Vendor 00843 - ORANGE CITY SANITATION Total:		38,924.56

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: VEN01427 - Orange City Trailers Inc.		
Orange City Trailers Inc.	Tire for Gas Department - Spare	225.00
	Vendor VEN01427 - Orange City Trailers Inc. Total:	225.00
Vendor: VEN01568 - Phelps Uniform Specialists		
Phelps Uniform Specialists	Laundry Supplies	32.45
	Vendor VEN01568 - Phelps Uniform Specialists Total:	32.45
Vendor: 00878 - PLUIM PUBLISHING		
PLUIM PUBLISHING	Advertising and Supplies	120.13
PLUIM PUBLISHING	Advertising and Supplies	196.88
PLUIM PUBLISHING	Advertising and Supplies	129.55
PLUIM PUBLISHING	Advertising and Supplies	735.00
PLUIM PUBLISHING	Advertising and Supplies	406.35
PLUIM PUBLISHING	Advertising and Supplies	309.18
PLUIM PUBLISHING	Advertising and Supplies	309.18
PLUIM PUBLISHING	Advertising and Supplies	309.17
	Vendor 00878 - PLUIM PUBLISHING Total:	2,824.62
Vendor: 00895 - Powerplan Inc.		
Powerplan Inc.	JD Supplies- Street	27.52
	Vendor 00895 - Powerplan Inc. Total:	27.52
Vendor: 00898 - Prairie Winds Event Center		
Prairie Winds Event Center	Rental- Strategic Planning	300.00
	Vendor 00898 - Prairie Winds Event Center Total:	300.00
Vendor: 00904 - Premier Communications		
Premier Communications	Telephone- Event Center	249.31
Premier Communications	Telephone- City Hall	512.99
	Vendor 00904 - Premier Communications Total:	762.30
Vendor: 00925 - RANDY'S IRON WORKS INC.		
RANDY'S IRON WORKS INC.	Supplies	384.41
RANDY'S IRON WORKS INC.	Supplies	392.62
	Vendor 00925 - RANDY'S IRON WORKS INC. Total:	777.03
Vendor: VEN01651 - Rebecca Montoya		
Rebecca Montoya	Expense Reimbursement- Fence	1,043.07
	Vendor VEN01651 - Rebecca Montoya Total:	1,043.07
Vendor: 00935 - REGIONAL TRANSIT AUTHORITY		
REGIONAL TRANSIT AUTHORITY	Dial A Ride Expense	3,750.00
	Vendor 00935 - REGIONAL TRANSIT AUTHORITY Total:	3,750.00

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name	Description (Item)	Amount
Vendor: 00993 - Schwebach Cemetery Services Schwebach Cemetery Servic	West Lawn Cemetery	3,250.00
Vendor 00993 - Schwebach Cemetery Services Total:		<u>3,250.00</u>
Vendor: VEN01648 - Shane Schuller Shane Schuller	Shoe Reimbursement	200.00
Vendor VEN01648 - Shane Schuller Total:		<u>200.00</u>
Vendor: VEN01587 - Shannon Schuller Shannon Schuller	Energy Rebate	350.00
Vendor VEN01587 - Shannon Schuller Total:		<u>350.00</u>
Vendor: 01006 - Shield Technology Corporation Shield Technology Corporation	Annual Software for OCPD	1,373.25
Vendor 01006 - Shield Technology Corporation Total:		<u>1,373.25</u>
Vendor: 01014 - SIOUX ABSTRACT CO. SIOUX ABSTRACT CO.	Abstract PJ 10 Lot 24	425.00
Vendor 01014 - SIOUX ABSTRACT CO. Total:		<u>425.00</u>
Vendor: 01022 - SIOUX COMMERCIAL SWEEPING SIOUX COMMERCIAL SWEEPING	Crack Seal Streets FY 26	25,000.00
Vendor 01022 - SIOUX COMMERCIAL SWEEPING Total:		<u>25,000.00</u>
Vendor: 01033 - SIOUX OIL COMPANY SIOUX OIL COMPANY SIOUX OIL COMPANY SIOUX OIL COMPANY SIOUX OIL COMPANY	Fuel Fuel Fuel Fuel Fuel	459.03 1,223.32 2,352.99 343.36 3,157.65
Vendor 01033 - SIOUX OIL COMPANY Total:		<u>7,536.35</u>
Vendor: VEN01539 - Sniieder Rentals LLC Sniieder Rentals LLC	Storage Rental - West Sub Project	220.00
Vendor VEN01539 - Sniieder Rentals LLC Total:		<u>220.00</u>
Vendor: 01056 - Southern Sioux Co. Rural Water Southern Sioux Co. Rural Water	y Customer Hookups- Holland Hills	704.00
Vendor 01056 - Southern Sioux Co. Rural Water Total:		<u>704.00</u>
Vendor: VEN01565 - Spectrum Painting Inc. Spectrum Painting Inc.	Recreation - White Paint - Soccer	1,448.64
Vendor VEN01565 - Spectrum Painting Inc. Total:		<u>1,448.64</u>

Vendor Name	Description (Item)	Amount
Vendor: 01060 - Spireworks	Website, Social Media, Newsletter	100.00
Spireworks	Website, Social Media, Newsletter	950.00
Spireworks	Website, Social Media, Newsletter	1,950.00
Vendor 01060 - Spireworks Total:		3,000.00
Vendor: VEN01344 - SRC Overhead Doors	Fix Door at Street Shop	589.04
SRC Overhead Doors		589.04
Vendor VEN01344 - SRC Overhead Doors Total:		589.04
Vendor: 01081 - Stuart C Irby Co.	Electrical Materials	3,790.76
Stuart C Irby Co.		3,790.76
Vendor 01081 - Stuart C Irby Co. Total:		3,790.76
Vendor: 01090 - Super Hi-Tech	Service Call for Gas Department & Parks	144.99
Super Hi-Tech	Service Call for Gas Department & Parks	95.00
Vendor 01090 - Super Hi-Tech Total:		239.99
Vendor: 01093 - SWIFT AIR INC.	Service Call - AC at City Hall	968.35
SWIFT AIR INC.		968.35
Vendor 01093 - SWIFT AIR INC. Total:		968.35
Vendor: 01101 - Team Company Inc.	Event Center Employee Uniforms	256.80
Team Company Inc.		256.80
Vendor 01101 - Team Company Inc. Total:		256.80
Vendor: 01109 - The Floral Market	Flowers for Pots at City Hall	1,310.58
The Floral Market		1,310.58
Vendor 01109 - The Floral Market Total:		1,310.58
Vendor: 01116 - Thompson Automation & Specialty Services	Wastewater Plant- Trasmmitter Replacement	2,257.87
Thompson Automation & Specialty Services	Service Call to Water Plant- Backfilled data	130.00
Vendor 01116 - Thompson Automation & Specialty Services Total:		2,387.87
Vendor: VEN01320 - T-Mobile	Hotspot Fee for OCPD	260.74
T-Mobile		260.74
Vendor VEN01320 - T-Mobile Total:		260.74

Expense Approval Report	Vendor Name	Description (Item)	Amount
Vendor: 01130 - Town & Country Implement Inc.	Town & Country Implement Inc.	Supplies	9.94
Vendor 01130 - Town & Country Implement Inc. Total:			<u>9.94</u>
Vendor: 01146 - TWO-WAY RADIO	TWO-WAY RADIO	Pager Repairs for OCFD	1,231.93
Vendor 01146 - TWO-WAY RADIO Total:			<u>1,231.93</u>
Vendor: 01153 - ULine	ULine	Cleaning Supplies	872.42
Vendor 01153 - ULine Total:			<u>872.42</u>
Vendor: 01154 - UNITED PARCEL SERVICE	UNITED PARCEL SERVICE	Postage	45.94
Vendor 01154 - UNITED PARCEL SERVICE Total:			<u>45.94</u>
Vendor: 01157 - Unity Point Clinic- Occ. Medicine	Unity Point Clinic- Occ. Medicine	Drug Testing	42.00
Unity Point Clinic- Occ. Medicine	Unity Point Clinic- Occ. Medicine	Drug Testing	65.00
Vendor 01157 - Unity Point Clinic- Occ. Medicine Total:			<u>107.00</u>
Vendor: 01161 - UTILITY EQUIPMENT CO	UTILITY EQUIPMENT CO	Water Meter Supplies	264.32
Vendor 01161 - UTILITY EQUIPMENT CO Total:			<u>264.32</u>
Vendor: 01171 - Van Holland Lawn Service	Van Holland Lawn Service	Irrigation at Event Center	377.18
Vendor 01171 - Van Holland Lawn Service Total:			<u>377.18</u>
Vendor: 01185 - VANDER POL EXCAVATING	VANDER POL EXCAVATING	Crushed Concrete	2,974.01
Vendor 01185 - VANDER POL EXCAVATING Total:			<u>2,974.01</u>
Vendor: 00044 - VESTIS Inc	VESTIS Inc	Supplies for Event Center	1,211.17
VESTIS Inc	VESTIS Inc	Supplies for Event Center	347.26
Vendor 00044 - VESTIS Inc Total:			<u>1,558.43</u>
Vendor: 01282 - WESCO DISTRIBUTION INC	WESCO DISTRIBUTION INC	Electrical Materials	5,692.40
WESCO DISTRIBUTION INC	WESCO DISTRIBUTION INC	Electrical Materials	112,469.68
Vendor 01282 - WESCO DISTRIBUTION INC Total:			<u>118,162.08</u>
Vendor: VEN01131 - Wielenga Properties LLC	Wielenga Properties LLC	Boring Work at Substation and Mulder Oil	2,097.20

Expense Approval Report

Payment Dates: 5/15/2026 - 5/15/2026

Vendor Name

Description (Item)

Amount

Wielenga Properties LLC

Boring Work at Substation
and Mulder Oil

4,100.00

Vendor VEN01131 - Wielenga Properties LLC Total:

6,197.20

Grand Total:

701,286.56

ORDINANCE NO. 869

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO PUBLIC HEARING REQUIREMENTS – ZONING AND SUBDIVISION

Be It Enacted by the City Council of the City of Orange City, Iowa:

SECTION 1. SUBSECTION MODIFIED. Subsection 2 of Section 165.33 of the Code of Ordinances of the City of Orange City, Iowa, is repealed and the following adopted in lieu thereof:

2. A public hearing shall be held by the City Council before adoption of any proposed amendment to the ordinance codified in this chapter. A notice of such public hearing shall be published not less than four or more than 20 days prior to the hearing, along with notification of the owners of all property within 200 feet of the property for which the change is requested. Such notice shall include the time and place for the public hearing.

SECTION 2. SECTION MODIFIED. Section 166.12 of the Code of Ordinances of the City of Orange City, Iowa, is repealed and the following adopted in lieu thereof:

166.12 CHANGES AND AMENDMENTS. Any regulations or provisions of this chapter may be changed and amended from time to time by the City Council, provided, however, that such changes or amendments shall not become effective until after a study and report by the City Planning and Zoning Commission and until after a public hearing has been held, public notice of which shall have been given not less than four or more than 20 days prior to such hearing.

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 by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

Mayor

ATTEST:

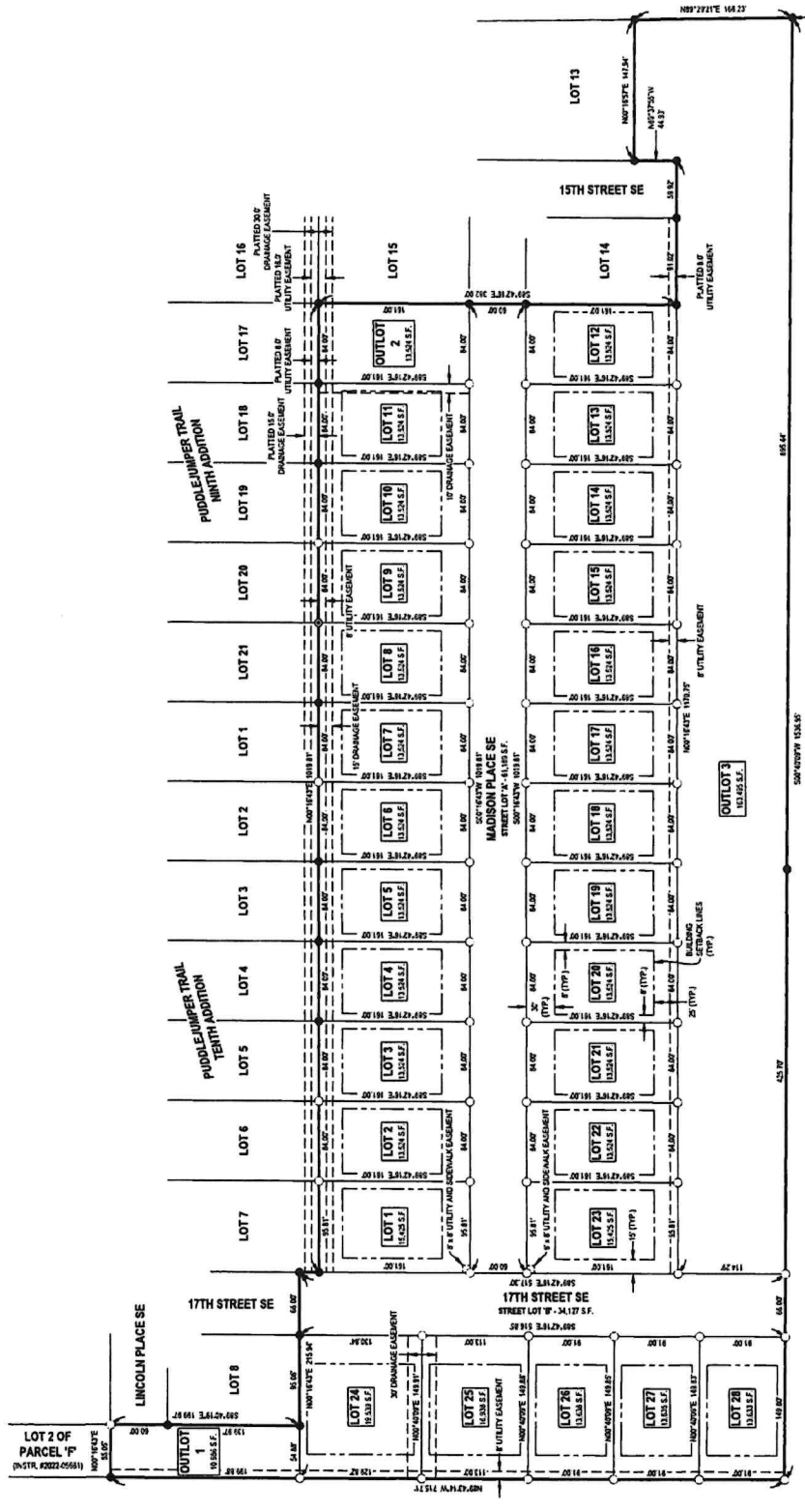
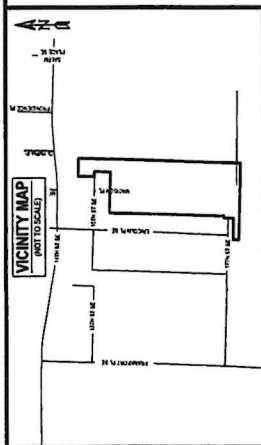
City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

FINAL PLAT
PUDDLE JUMPER TRAIL, TWELFTH ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA
 A SUBDIVISION OF THE NW1/4 OF SECTION 04, TOWNSHIP 94 NORTH, RANGE 64 WEST OF THE 5TH P.M. SIOUX COUNTY, IOWA.



GRAPHIC SCALE
 1" = 40'

BEI PROJECT # 22108

BET
 Civil Engineering - Land Surveying
 Landscape Architecture - Professional

- SURVEYOR'S NOTES:**
1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM.
 2. THIS PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH, ADDITIONAL EASEMENTS, RECORDS OR LAYERS. RECORDS NOT SHOWN ON THIS PLAT MAY EXIST.
 3. RECORDS OFFICE SALES NOTED OTHERWISE.
 4. MONUMENTS WILL BE PLACED AT ALL CORNERS AS SHOWN WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

PROPOSED ZONING CLASSIFICATION:
 LOW-DENSITY RESIDENTIAL (R-1)
 NEAR-TYPICAL

LEGEND:
 ● FOUND DRAINAGE CAPTURED BY REAR 15' W/6
 ○ SET BACK CAPTURED BY REAR 15' W/6
 ○ RECORD DIMENSION

PROPOSED ZONING DISTRICT:
 CITY OF ORANGE CITY
 LOW-DENSITY RESIDENTIAL (R-1)

OWNER / SUBDIVIDER:
 CITY OF ORANGE CITY

SURVEYOR:
 SAMUEL M. BLASSETT
 BECO ENGINEERING, INC.
 600 HARTFORD PL. SE
 ORANGE CITY, IOWA 51041

I hereby certify that this land surveying document was prepared and that I am a duly licensed Professional Land Surveyor in the State of Iowa.

FOR P&L REVIEW

SAMUEL M. BLASSETT
 2025

Page 1 certified by this seal.

ORDINANCE NO. 870

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

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

CHAPTER 165. AMEND CHAPTER 165 - ZONING REGULATIONS. The Code of Ordinances of the City of Orange City, Iowa, is amended by repealing Sections 165.34(2.), (7.), (14. A.), (14. D.) and add 2. Special Focus Area (B.) Industrie Centrum West Area. The Code of Ordinances of the City of Orange City, Iowa, is amended by the addition of Chapter 165, Zoning Regulations, Section 165.34, Mixed Use Overlay Zone, 8. Special Focus Area B. Industrie Centrum West Area, by adopting the following wording stated as follows:

165.34- MIXED USE OVERLAY ZONE. To read as follows:

2. To provide a meaningful blend of residential and nonresidential uses that enhances and builds upon the City's Commercial and Heavy Industrial base;

7. Superimposed Nature of Mixed Use Overlay Zone. The Mixed-Use Overlay Zone shall be in nature of an overlay zone. Land classified in the Mixed Use Overlay Zone shall only be classified in the C-2, Highway Commercial Zone and I-2, Heavy Industrial Zone. Property so classified shall be identified on the zoning map by both the underlying zone and the Mixed Use Overlay Zone. The regulations set forth in this chapter of the Mixed Use Overlay Zone shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the Mixed Use Overlay Zone and the provisions of the underlying zone, the provisions of the Mixed Use Overlay Zone shall prevail when a mixed use project is being developed. If the Mixed Use Overlay Zone is silent in relation to any development standard, the development standard identified in the underlying zone shall prevail.

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

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

- (1) Residential-Commercial (combination), four (4) acres.**
- (2) Residential-Heavy Industrial (combination), four (4) acres.**

2. Special Focus Areas (B.) Industrie Centrum West Area.

Legal Description of Industrie Centrum West Second Addition:

BEGINNING at the NW Corner of Lot 5 Industrie Centrum West Addition, Sioux County, Iowa; thence N14°39'50"W on the West line of Lot 14, Industrial Airpark Subdivision, Sioux County, Iowa a distance of 2,372.26 feet; thence N75°20'14"E a distance of 499.46 feet to the most Westerly East line of said Lot 14; thence S14°39'18"E on said most Westerly East line and Southerly extension thereof a distance of 321.46 feet to the North line of that part thereof designated Parcel 'A' as shown on a Plat of Survey recorded as Instr. #2020-02240, recorded in the Sioux County Recorder's Office (the following four calls are common to said Parcel 'A'); thence N87°28'05"W a distance of 130.73 feet; thence S14°42'23"E a distance of 565.08 feet; thence S88°57'43"E a distance of 398.36 feet; thence N01°01'17"E a distance of 52.74 feet; thence S89°04'08"E a distance of 194.93 feet to the East line of said Lot 14; thence S01°02'05"W on said East line a distance of 1,120.92 feet to the NE Corner of said Industrie Centrum West Addition (the following six calls are common to said Industrie Centrum West Addition); thence N88°57'07"W a distance of 307.33 feet; thence S07°08'19"E a distance of 161.32 feet; thence Southeasterly a distance of 63.09 feet on a 45.00 foot radius curve concave Northeast and having a central angle of 80°20'01" and a long chord bearing S47°18'06"E a distance of 58.05 feet; thence S02°31'54"W a distance of 70.00 feet; thence S18°39'30"W a distance of 250.52 feet; thence N87°27'57"W a distance of 223.14 feet to the POINT OF BEGINNING, containing 32.20 acres and being subject to any and all easements, be they of record or not. and,

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 a newly dedicated street and is further subject to any and all other easements be they of record or not.

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

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