

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: January 5, 2026

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

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

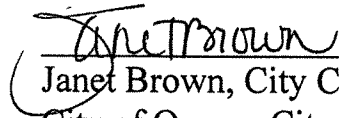
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Department reports
 - Code Enforcement
 - Police
 - Electric
7. Organizational reports
 - Tulip Festival Steering Committee
 - Chamber
8. Council appointments
 - Employee roster of personnel
 - City Attorney

9. Mayor appointments
 - Mayor Pro-Tempore
 - Chief of Police
 - Fire Chief
 - Program Representative and Organizational assignments
10. Council meeting dates
11. Official newspaper
12. Authorization to issue checks
13. Dutch front proposal – RTI
14. Axis Holdings Urban Renewal Plan
 - Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Axis Holdings Urban Renewal Plan for a proposed Urban Renewal Area in the City of Orange City, State of Iowa
 - Resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with Axis Holdings, LLC
15. Special event permit
16. Natural Gas Operator Qualification Plan – Adopt Revision 1.1
17. Northwest Iowa Safety Group 28E Addendum
18. Retail alcohol license renewal application
19. Administrative reports
20. Council comments
21. Adjournment

Council Meeting
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This notice is given at the direction of the Mayor pursuant to Chapter 28A, Iowa Code, as amended, and the local rules of said governmental body.



Janet Brown, City Clerk of the
City of Orange City, Iowa

COUNCIL MEETING
AGENDA NOTES
January 5, 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. 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 December 15, 2025 and December 30, 2025 council meetings are enclosed for your review. Exhibit 1
6. Kurt Frederes representing Code Enforcement, Jim Pottebaum representing the Police Department, and Alan De Jong representing the Electric Department will be present to provide updates on activities in their departments over the past year. Exhibits 2 & 3
7. Each year we ask affiliate organizations of the City to be present to renew their requests for funds which assist in the operation of their entities. Representatives from the Tulip Festival Steering Committee and Chamber will be present.
8. The Council will make appointments of the employee roster of personnel, which is enclosed, along with the City Attorney. Exhibit 4
9. The Council will make appointments for the Mayor Pro-Tempore, Chief of Police, and Fire Chief, and make official the program representatives and organization assignments sheet. Exhibit 5
10. The Council will establish Council meeting dates which presently are the first and third Monday's of each month at 4:30 o'clock P.M.
11. Action needs to be taken on the official newspaper, which presently is the Sioux County Capital Democrat.
12. Authorization to issue checks. Authorize the City Administrator, City Clerk, and Finance Officer to issue checks for the contracted salaries and wages, postage, freight, insurance premiums, utilities, bond and interest payments, and contract payments without further action of the Council. All other checks are written after Council approval. The Summary of Warrants that is presented for Council review on a monthly basis is a listing of all checks issued including those with previous authorization.
13. At the December 15, 2025 Council Meeting, the RTI Dutch front decision was tabled to receive additional feedback from the developer. Previously, Council asked that the Dutch Front Committee recommend a percentage of the building they thought was Dutch design. The Dutch Front Committee recommended approval of 25% of the allowable max funds for the project as a new Dutch front. Estimated cost for the Dutch front is \$330,180.35. City ordinance allows Council to approve up to 50% of the primary front cost up to \$100,000 and up to \$50,000 for the additional street side front, which makes the max available funds \$150,000. After considering

input from the Dutch Front Committee, RTI, and City Council, staff recommends a grant in the \$100,000 range. Exhibit 6

14. It is necessary to set a date and time for the public hearings for the Axis Holdings Urban Renewal Plan and Development Agreement. The purpose of the Urban Renewal Plan is to support the growth of the property through the utilization of TIF. Part of the process to adopt this plan is to have a consultation meeting with the local county and school officials. We are planning on this meeting to be held on January 12 at 1pm in City Hall. We are asking for the public hearings to be held on February 2. Exhibit 7
15. We have received a Special Event Permit from the Orange City Area Health System for May 21, 2026. They would like to host a community event to celebrate their 20th anniversary in their current facility in Windmill Park and close off Arizona Avenue and 3rd Street adjacent to the park. There will be a band, food trucks, and activities for families.
16. As part of our gas operations, we have adopted and followed a program developed by the Iowa Association of Municipal Utilities (IAMU) to guide our operator training and qualification process. IAMU has provided several updates to their template plan, and we are recommending adopting the latest revision.
17. The Northwest Iowa Safety Group is asking for approval to update language in the 28E agreement. The proposed addendum provides updated details should a member choose to withdraw from the group. All member communities are required to approve the addendum. Exhibit 8
18. We have received a renewal application for a Class C Retail Alcohol License from The Fox Hole. Everything is in order.
19. Administrative reports:

Scheduled Meetings/Important Dates:

January 19	Council Meeting, 4:30 P.M.
January 26	Special Council Meeting, budget, 4:30 P.M.
February 2	Council Meeting, 4:30 P.M.
February 16	Council Meeting, 4:30 P.M.
March 2	Council Meeting, 4:30 P.M.
March 16	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
December 15, 2025

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on December 15, 2025. 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: Olivia Chapman

Staff: Janet Brown, Matt Van Schouwen, Kent Anderson, Kurt Frederes, Noah Minnick, and Ryan Mc Ewen

Guests: Sarah Weber, Lisa Johnson, Denny Vander Wel, John Heller, Jennie Droog, Kenton Vore, Doug Calsbeek, Mark Scallon, Al Jeltema, Autumn Den Boer, Dan Roghair, and Andrew Bloemendaal

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

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

Approval of Minutes: The minutes of the December 1, 2025, December 2, 2025, and December 3, 2025 council meetings were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga approving said minutes as published. 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.

Department Reports: This time was provided for Dan Roghair representing the Fire Department to discuss with the Council accomplishments and priorities as the Council prepares for budget time.

LOSAP Resolution: Dan Roghair and John Heller presented information on the new Length of Service Award Program (LOSAP) created by the State of Iowa. A motion was made by Council member Daron De Jong and duly seconded by Council member Daryl Beltman adopting a resolution approving to participate in the State of Iowa's LOSAP program and to provide matching funds. 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. The resolution was assigned number 12-15-25-2165 and appears in the official resolution book.

Organizational Reports: Appearing before the Council to provide an update was Lisa Johnson representing the Orange City Public Library. No official action was taken.

Not to Exceed \$3,300,000 General Obligation Capital Loan Notes: This being the time and place as advertised a public hearing was held to consider the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City for the Not to Exceed \$3,300,000 General Obligation Capital Loan Notes. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed Notes. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Rod De Boer adopting a resolution instituting proceedings to take additional action on the Notes. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None. The resolution was assigned number 12-15-25-2166 and appears in the official resolution book. Records are kept in Appendix 22.

Commercieel Centrum Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider a Development Agreement with the Orange City Development Corporation for the Kwik Trip development. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed agreement. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga adopting a resolution approving and authorizing execution of a

Development Agreement by and between the City and the Orange City Development Corporation. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None. The resolution was assigned number 12-15-25-2167 and appears in the official resolution book. Records are kept in Appendix 22.

Financial Report: The monthly financial report for November 2025, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Rod De Boer 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: Rod De Boer, Daron De Jong, Daryl Beltman, Bret Walinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from November 18, 2025 through December 15, 2025 was presented. A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None.

North Weiland Urban Renewal Plan: A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga adopting a resolution determining the necessity of the North Weiland Urban Renewal Plan and setting December 22, 2025 at 1:00 P.M. as the consultation date and January 19, 2026 at 4:30 P.M. as the public hearing date to consider the proposed Urban Renewal Plan for the North Weiland Third Addition. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None. The resolution was assigned number 12-15-25-2168 and appears in the official resolution book. Records are kept in Appendix 22.

A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga adopting a resolution setting January 19, 2026 at 4:30 P.M. for a public hearing to consider the proposal to enter into a Development Agreement with Schuiteman/Vollink Real Estate Development, LLC for the North Weiland Third Addition. 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. The resolution was assigned number 12-15-25-2169 and appears in the official resolution book. Records are kept in Appendix 22.

Dutch Fronts: Per the request of Council, the Dutch Front Committee provided the recommendation that the new RTI building located on 8th Street SE is approximately 25% Dutch. Daryl expressed concern about the incentive not being enough for that size of building. After some discussion, Council asked Kurt to visit with the owners of the building and come back to Council afterwards. No official action was taken.

A motion was made by Council member Bret Walinga and duly seconded by Council member Rod De Boer approving the Dutch front reimbursement of \$166,005.00, which includes contractor design in the amount of \$18,575.00, to Family Animal Care. 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.

Committee Appointments: A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga approving the reappointment of Terry Hofmeyer to the Planning and Zoning Commission for another 5-year term. 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.

Upon recommendation of Mayor De Haan, a motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga approving the appointment of Gary Jeltema to the Board of Adjustment and Appeals. Gary will replace Gary Cleveringa, who has served for 42 years. 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.

Real Estate Purchase: A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong approving the purchase of one acre from the Stander family for \$18,000 to enhance the Dunlop Wildlife Area. The acre will allow for the expansion of the trail and provide additional access for maintenance activities on the west side. 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.

Retirement Health Insurance Reimbursement: In 2019, Council approved a \$400/month stipend that would cover the Medicare insurance costs for an employee who qualifies for one free year of paid health insurance after 25 years or more of service. Management has reviewed

the monthly stipend with Van Engelenhoven Agency and determined the amount should be moved to \$500/month to cover the Medicare costs. A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga approving the health insurance reimbursement of \$500/month for those employees who qualify for one year of paid health insurance and are 65 or older. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None.

Retail Alcohol License Renewal Application: A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga approving the renewal application for a Special Class C Retail Alcohol License from 88 Chinese Restaurant. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

December 17	Employee Recognition Dinner, PWEC 5:30 P.M.
January 5	Council Meeting, 4:30 P.M.
January 19	Council Meeting, 4:30 P.M.
January 26	Special Council Meeting, budget, 4:30 P.M.
February 2	Council Meeting, 4:30 P.M.
February 16	Council Meeting, 4:30 P.M.

Oral reports: Deb recognized and thanked Daryl and Rod for their years of service to the Council. Matt echoed the thanks and welcomed Mark Scallon and Andrew Bloemendaal. Matt also shared Mike Klootwyk will be retiring on December 31 after 45 ½ years of service.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Bret and Daron echoed thanks to Daryl and Rod. Daryl and Rod both expressed appreciation and enjoyed their time serving.

Closed Session per Iowa Code Section 21.5.1(i) Hiring: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer to enter into a closed session at 5:56 P.M. 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 Daryl Beltman and duly seconded by Council member Bret Walinga to exit the closed session at 6:14 P.M. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Rod De Boer, Daron De Jong; NAYS: None.

No official action was taken.

Adjournment: No further business appearing it was therefore moved by Council member Daryl Beltman and duly seconded by Council member Rod De Boer to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None. Adjournment time was 6:14 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Council Meeting
December 30, 2025

The City Council met in special session pursuant to adjournment at 4:30 o'clock P.M. on December 30, 2025. A quorum was declared by Mayor Deb De Haan. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Daryl Beltman, Olivia Chapman, Rod De Boer, and Bret Walinga

Staff: Janet Brown, Matt Van Schouwen, and Ryan Mc Ewen

Guests: Doug Calsbeek and Dan Roghair

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

Public Works Director Position: A motion was made by Council member Rod De Boer and duly seconded by Council member Daryl Beltman approving the hiring of Jason Budden as the Public Works Director and authorizing a special exemption to the residency policy to allow him to keep his current residence in Alton. On call of the roll motion carried. The vote was as follows: Rod De Boer, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None.

Adjournment: No further business appearing it was therefore moved by Council member Daryl Beltman and seconded by Council member Rod De Boer to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Rod De Boer, Olivia Chapman, Bret Walinga; NAYS: None. Adjournment time was 4:33 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Permit number	Municipal address	Category	Work target	Applicant	Permit fees total	Cost or "Value" of Project
2025-5161	113 3RD ST. NE	Commercial building	Office Building	Dave Goslinga	\$1,068.00	\$400,000.00
2025-5162	705 TALLAHASSE AVE SE	Commercial building	Other	Kwik Star	\$10,468.00	\$4,000,000.00
2025-5163	303 HARTFORD AVE SE	Accessory structures	Shed	Paul Postma	\$25.00	\$1,200.00
2025-5164	401 10TH ST. NE	Residential building	Single-family dwelling	Vollink Spec	\$2,081.00	\$343,865.00
2025-5165	103 FRANKFORT AVE SE	Residential building	Single-family dwelling	William Guthmiller	\$746.00	\$238,160.00
2025-5166	106 PRAIRIE VIEW LANE	Residential building	Single-family dwelling	Jacob Galles	\$568.00	\$150,000.00
2025-5167	209 KENTUCKY AVE NW	Accessory structures	Gazebo	Brian Wise	\$195.00	\$25,000.00
2025-5168	1309 LINCOLN PL SE	Accessory structures	Shed	Chad Kleinhesselink	\$25.00	\$1,500.00
2025-5169	101 18TH ST NW	Residential building	Townhouse	Preston Hoebelheinrich	\$320.00	\$50,000.00
2025-5170	1625 LINCOLN PL SE	Residential building	Single-family dwelling	Quinn Van Kley	\$2,052.79	\$300,000.00
2025-5171	1416 #3/1414 #4 CANAL DRIVE SE	Residential building	Duplex dwelling	Vision	\$3,318.00	\$399,999.90
2025-5172	1412 #5/1410 #6 CANAL DRIVE SE	Residential building	Duplex dwelling	Vision	\$3,318.00	\$400,000.00
2025-5173	CANAL COMPLEX	Residential building	Duplex dwelling	Vision	\$3,350.04	\$400,000.00
2025-5174	1312 #15/1310 #16 CANAL	Residential building	Duplex dwelling	Vision	\$3,518.00	\$500,000.00
2025-5175	204 IOWA AVE SW	Accessory structures	Garage	Skyler Andresen	\$278.10	\$40,000.00
2025-5176	400 10TH ST NE	Residential building	Single-family dwelling	Mark Scallon	\$2,355.61	\$446,420.00
2025-5177	604 3RD ST SW	Institutional building	Elementary School	Joshua Maassen	\$1,386.38	\$539,000.00
2025-5178	118 2ND ST NW	Accessory structures	Deck	Ethan Huizenga	\$56.65	\$5,000.00
2025-5180	515 DELAWARE AVE SW	Accessory structures	Shed	Elizabeth Rice-Huysen	\$25.75	\$1,000.00
2025-5181	2002 ALBANY AVE NE	Pools	In-ground Pool	Tyler Spaans	\$329.60	\$50,000.00
2025-5182	601 GEORGIA AVE SW	Other structures	Fence	Scott Buchholtz	\$46.35	\$4,000.00
2025-5183	515 ARIZONA AVE SW	Accessory structures	Shed	Brad Vande Weerd	\$25.75	\$500.00
2025-5184	221 CENTRAL AVE NE	Commercial building	Other	Rick Dornburgh	\$56.65	\$5,000.00
2025-5185	1804 ALBANY AVE NE	Other structures	Fence	Ed De Leeuw	\$25.75	\$500.00
2025-5186		Other structures	Other	Carlee Strong	\$431.57	\$82,700.00
2025-5187	704 8TH ST SE ORANGE CITY, IA	Signs	Wall Sign	Caitlin Schilling	\$85.49	\$8,200.00
2025-5188	516 COLORADO AVE NW	Accessory structures	Deck	Phillip Meyer	\$30.90	\$2,500.00
2025-5189	115 6TH ST. SW	Other structures	Fence	Jon De Koster	\$25.75	\$1,000.00
2025-5190	307 7TH ST NE	Other structures	Fence	Henry Rynders	\$25.75	\$2,000.00
2025-5191	106 JEFFERSON AVE SE	Other structures	Fence	Erin Vander Stelt	\$30.90	\$2,500.00

2025-5192	207 LOUISIANA AVE NW	Accessory structures	Shed	Ross Lefever	\$128.75	\$15,000.00
2025-5193		Accessory structures	Shed	Kristin Hannegrefs	\$0.00	\$222,000.00
2025-5195	221 8TH ST SW	Institutional building	University	Dustin Schouten	\$1,615.04	\$650,000.00
2025-5196	206 IOWA AVE NW	Accessory structures	Deck	Jason Taylor	\$78.28	\$8,000.00
2025-5197	2315 ARNHEM DRIVE	Residential building	Single-family dwelling	Ryan Dokter	\$2,534.04	\$550,000.00
2025-5198	717 DELAWARE AVE SW	Other structures	Dock	Michael Toering	\$25.75	\$1,500.00
2025-5199	204 KENTUCKY AVE SW	Accessory structures	Deck	Chris Lang	\$56.65	\$5,000.00
2025-5200	613 9TH ST SE	Other structures	Fence	Lewis MARTIN	\$30.90	\$2,500.00
2025-5201	204 IOWA AVE SW	Accessory structures	Garage	Skyler Andresen	\$135.96	\$15,500.00
2025-5202	809 15TH ST SE	Other structures	Fence	Austin Schlatter	\$25.75	\$2,000.00
2025-5203	519 FRANKFORT AVE NE	Accessory structures	Garage	Thomas OLSEN	\$257.50	\$36,000.00
2025-5204	4392 IRONWOOD AVE	Residential building	Single-family dwelling	Dan Brunst	\$585.04	\$150,000.00
2025-5205	404 HARTFORD AVE SE	Accessory structures	Shed	Tim Ageton	\$45.00	\$4,000.00
2025-5206	210 5TH ST SW	Accessory structures	Deck	Shawn Young	\$25.75	\$1,500.00
2025-5207	101 14TH STREET SE	Other structures	Fence	Lisa Froke	\$25.75	\$500.00
2025-5208	110 ARIZONA AVE SW	Other structures	Fence	Gary Cleveringa	\$25.75	\$500.00
2025-5209	405 6TH ST NW	Other structures	Fence	Byron NOORDEWIJER	\$62.27	\$2,000.00
2025-5210	505 GEORGIA AVE SW	Accessory structures	Garage	Zack Varpness	\$25.75	\$1,000.00
2025-5211	516 DELAWARE AVE NW	Residential building	Single-family dwelling	ROGHAIR, ANDREW	\$385.22	\$67,500.00
2025-5212	511 GEORGIA AVE SW	Accessory structures	Shed	Paul Fretham	\$25.75	\$1,100.00
2025-5213	705 14TH ST SE	Other structures	Other	Clark Davidson	\$128.75	\$15,000.00
2025-5214	1000 13TH ST SE	Accessory structures	Shed	Adam Doughan	\$56.65	\$5,000.00
2025-5215	606 LOUISIANA AVE SW	Accessory structures	Garage	Arlo Van Beek	\$270.00	\$40,000.00
2025-5216	409 CONCORD AVE NE	Accessory structures	Deck	VERDUIN, JAMIE L.	\$25.75	\$1,000.00
2025-5217	405 9TH ST. NE	Residential building	Single-family dwelling	Marlin Vollink	\$1,946.94	\$264,517.00
2025-5218	218 3RD ST NW	Accessory structures	Garage	Michael Dekker	\$25.75	\$2,000.00
2025-5219	120 ARIZONA AVE SW	Other structures	Fence	Phil Scorza	\$25.75	\$2,000.00
2025-5220	809 15TH ST SE	Accessory structures	Deck	Dan Brunst	\$164.80	\$20,000.00
2025-5221	713 14TH ST SE	Accessory structures	Shed	Ryan Robins	\$25.75	\$1,500.00
2025-5222	212 5TH ST NE	Accessory structures	Shed	Jonathan Van Zweden	\$45.75	\$4,000.00
2025-5223	422 2ND ST NE	Residential building	Single-family dwelling	Justin Postma	\$36.05	\$3,000.00
2025-5224	1624 14TH ST SE	Accessory structures	Shed	Dennis Vortherms	\$164.80	\$15,401.00
2025-5225	507 DELAWARE AVE SW	Accessory structures	Deck	Maria MARTINEZ	\$107.12	\$12,000.00

2025-5226	607 KENTUCKY AVE SW	Other structures	Fence	Eli Haverdink	\$41.20	\$3,500.00
2025-5227	722 10TH ST SE	Accessory structures	Porch	Jeff OTTO	\$164.80	\$20,000.00
2025-5228	717 12TH ST SE	Accessory structures	Garage	Joshua Meis	\$533.54	\$125,000.00
2025-5229	206 LOUISIANA AVE SW	Accessory structures	Deck	Michael Veitkamp	\$150.38	\$18,000.00
2025-5230	4392 IRONWOOD AVE	Accessory structures	Shed	KOCK, SCOTT	\$71.07	\$6,500.00
2025-5231	600 SALEM AVE SE #100-#613	Residential building	Apartment Building	David Hegarty	\$31,820.00	\$10,000,000.00
2025-5232	616 17TH ST SE	Commercial building	Mini/self storage	Nic Wielenga	\$7,137.04	\$600,000.00
2025-5233	603 10TH ST SE	Residential building	Recreational dwelling	Levi Van Den Brink	\$523.24	\$120,000.00
2025-5234	522 DELAWARE AVE NW	Other structures	Fence	Natasha Hooyer	\$25.75	\$1,000.00
2025-5235	1412 CANAL COURT	Occupancy	New Occupancy	Vision	\$3,556.04	\$500,000.00
2025-5236	1314 CANAL DRIVE	Occupancy	New Occupancy	Vision	\$3,556.04	\$500,000.00
2025-5237	1620 14TH STREET SE	Residential building	Single-family dwelling	Kate Van Voorst	\$160.00	\$20,000.00
2025-5238	721 CONCORD AVE NE	Accessory structures	Shed	Marlin Vollink	\$92.70	\$10,000.00
2025-5239	605 ZUIDER ZEE DR SE	Accessory structures	Shed	MULDER, DANIEL	\$56.65	\$5,000.00
2025-5241	1501 LINCOLN PL SE	Residential building	Double duplex dwelling	matthew barthman	\$3,465.40	\$456,000.00
2025-5242	403 AMSTERDAM DR SE	Accessory structures	Shed	Jason Alons	\$46.35	\$4,000.00
2025-5243	1613 JUNEAU PL SE	Occupancy	New Occupancy	Micah Goslinga	\$2,080.84	\$330,000.00
2025-5244	318 IOWA AVE SW	Other structures	Fence	Jason Beukelman	\$25.75	\$1,200.00
2025-5245	1509 LINCOLN PL SE	Residential building	Single-family dwelling	Teygan Hiemstra	\$2,019.04	\$300,000.00
2025-5246	404 9TH ST. NE	Residential building	Single-family dwelling	Marlin Vollink	\$2,255.94	\$414,537.00
2025-5247	610 DELAWARE AVE SW	Accessory structures	Deck	Kathleen Schrock	\$30.90	\$2,500.00
2025-5248	411 2ND ST. E	Other structures	Other	Tim & Stacy Turner	\$63.86	\$5,600.00
2025-5249	302 LOUISIANA AVE NW	Residential building	Single-family dwelling	Marlin Vollink	\$2,035.52	\$307,909.00
2025-5250	1000 LINCOLN CIR SE	Institutional building	Hospital	Chad Willer	\$4,031.42	\$1,823,000.00
2025-5251	221 2ND ST NW	Other structures	Fence	Rob Bruxvoort	\$25.00	\$2,000.00

\$109,357.01
Includes
meter/connection fees

TOTALS

B of A meetings-5
P & Z meetings- 4

Commercial- 2
(8 in 2024)

Single Family homes- 9
Duplex Units- 7 (14-units)
Apartments- 8 (72-units)
TOTAL UNITS- 94 (25 in 2024)

Food Truck Permits-24

88- Total permits

Currently 522 rental properties

Current City lots available with value

<u>PJT Total Residential Lots reserved:</u> 6	<u>Reserved Lots Value:</u>	<u>\$137,000.00</u>
<u>PJT Multi-Family Lots reserved:</u> 1	<u>Reserved M-Family Value:</u>	<u>\$33,145.00</u>
<u>PJT Available Residential Lots:</u> 25	<u>Puddle Jumper Lots Value:</u>	<u>\$755,000.00</u>
<u>PJT Available Multi-Family Lots:</u> 11	<u>PJT Multi-Family Lots Value:</u>	<u>\$386,018.00</u>
<u>Gelderland Available Lots:</u> 17	<u>Gelderland 1st Lots Value:</u>	<u>\$990,000.00</u>
	<u>Total Remaining Sales:</u>	<u>\$2,301,163.00</u>

POLICE ANNUAL REPORT 2025

	<u>Incidents</u>	<u>Traffic Warnings</u>	<u>Traffic Citations</u>	<u>Arrests (Juvenile)</u>	<u>Arrests (Adult)</u>
2010	173 ↑ 20%	454 ↑ 12%	294 ↓ 9%	33 ↑ 250%	94 ↑ 15%
2011	140 ↓ 19%	983 ↑ 46%	532 ↑ 55%	35 ↑ 6%	88 ↓ 6%
2012	121 ↓ 14%	876 ↓ 11%	437 ↓ 18%	14 ↓ 60%	74 ↓ 16%
2013	133 ↑ 10%	711 ↓ 23.21%	417 ↓ 5%	21 ↑ 50%	84 ↑ 13.5%
2014	100 ↓ 25%	660 ↓ 7.2%	409 ↓ 2%	14 ↓ 34%	70 ↓ 17%
2015	127 ↑ 27%	463 ↓ 24.8%	380 ↓ 7%	26 ↑ 85.7%	57 ↓ 18.6%
2016	102 ↓ 19%	484 ↑ 12%	353 ↓ 7%	16 ↓ 38%	88 ↑ 54%
2017	89 ↓ 12.7%	600 ↑ 23.9%	510 ↑ 44.4%	29 ↑ 81.2%	91 ↑ 3.4%
2018	82 ↓ 7.8%	478 ↓ 20.8%	347 ↓ 31.9%	9 ↓ 68.9%	116 ↑ 27.4%
2019	105 ↑ 28.04%	593 ↑ 24.05%	342 ↓ -1.44%	29 ↑ 222.22%	120 ↑ 3.44%
2020	91 ↓ 13.33%	484 ↓ 18.38%	366 ↑ 7%	21 ↓ 27.58%	120 --- Same
2021	80 ↓ 12.08%	688 ↑ 42.14%	439 ↑ 19.94%	19 ↓ 9.52%	104 ↓ 13.33%
2022	73 ↓ 8.75%	707 ↑ 2.76%	366 ↑ 16.62%	18 ↓ 5.26%	95 ↓ 9.13%
2023	94 ↑ 25.14%	637 ↓ 9.90 %	347 ↓ 5.19%	4 ↓ 77.77%	100 ↑ 5.26%
2024	52 ↓ 44.68%	1095 ↑ 71.89%	413 ↑ 19.02%	3 ↓ 25.00%	85 ↓ 15.00%
2025	42 ↓ 19.23%	934 ↓ 14.70%	479 ↑ 13.77%	4 ↑ 33.33%	72 ↓ 15.29%

ACCIDENTS

	<u>Total</u>	<u>Dollar Amt.</u>	<u>Personal Injury</u>	<u>Fatalities</u>
2010	99	\$419,565.00	9	1
2011	91	\$354,125.00	8	0
2012	70	\$277,570.00	8	0
2013	55	\$219,685.00	5	0
2014	74	\$341,127.22	3	0
2015	70	\$419,800.00	5	0
2016	87	\$362,075.00	7	0
2017	68	\$288,470.00	16	0
2018	64	\$414,900.00	9	0
2019	87	\$362,100.00	10	0
2020	55	\$382,850.00	12	0
2021	70	\$428,250.00	5	0
2022	55	\$380,650.00	13	0
2023	65	\$418,166.00	16	1
2024	80	\$481,850.00	13	0
2025	71	\$478,900.00	13	0

2025 ADULT ARRESTS

1. OWI IN THE FIRST DEGREE
2. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
3. DISORDERLY CONDUCT
4. DISORDERLY CONDUCT
5. DRIVING WHILE REVOKED
6. PROBATION VIOLATION WARRANT
7. THEFT WARRANT
8. PHONE DISSEMINATION OF OBSCENE MATERIAL TO A MINOR
9. SIMPLE ASSAULT
10. DRIVING WHILE SUSPENDED
11. NO DRIVERS LICENSE. MINOR IN POSSESSION
12. POSSESSION OF MARIJUANA. POSSESSION OF PARAPHERNALIA
13. ARKANSAS WARRANT
14. DRIVING WHILE BARRED
15. DOMESTIC IN THE FIRST DEGREE
16. DRIVING WHILE SUSPENDED
17. DRIVING WHILE SUSPENDED
18. DOMESTIC ABUSE ASSAULT
19. DRIVING WHILE SUSPENDED
20. THEFT IN THE SECOND DEGREE
21. THEFT IN THE SECOND DEGREE. WARRANT
22. THEFT IN THE FIFTH DEGREE. BURGLARY IN THE THIRD DEGREE WARRANT
23. PLYMOUTH COUNTY WARRANT
24. DRIVING WHILE BARRED. NO INTERLOCK DEVICE
25. DRIVING WHILE BARRED
26. DRIVING WHILE SUSPENDED. NO SR22 ON FILE.
27. DRIVING WHILE BARRED. IOWA STATE PATROL WARRANT
28. DRIVING WHILE SUSPENDED
29. DRIVING WHILE SUSPENDED AND WARRANT
30. DRIVING WHILE SUSPENDED AND NO SR22 ON FILE
31. DRIVING WHILE SUSPENDED
32. OWI IN THE FIRST DEGREE. ELUDING
33. OSCEOLA COUNTY WARRANT
34. CRIMINAL MISCHIEF IN THE FIFTH DEGREE. TRESPASS FIRST DEGREE
35. OWI IN THE FIRST DEGREE. SPEED
36. THEFT IN THE FOURTH DEGREE
37. SEXUAL ABUSE IN THE THIRD DEGREE

38. DRIVING UNDER SUSPENSION
39. OWI IN THE FIRST DEGREE. EXPIRED DRIVER'S LICENSE
40. THEFT IN THE SECOND DEGREE
41. PUBLIC INTOXICATION. INTERFERENCE
42. DRIVING WHILE BARRED. NO SR22 ON FILE
43. POSSESSION OF MARIJUANA FIRST DEGREE
44. POSSESSION OF MARIJUANA FIRST DEGREE
45. DRIVING WHILE SUSPENDED. NO DRIVERS LICENSE
46. DISORDERLY CONDUCT
47. DISORDERLY CONDUCT
48. PROBATION VIOLATION WARRANT
49. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
50. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
51. DRIVING WHILE SUSPENDED
52. DRIVING WHILE SUSPENDED
53. DRIVING WHILE SUSPENDED
54. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
55. OWI IN THE FIRST DEGREE. DRIVING WHILE SUSPENDED
56. OBSTRUCTING EMERGENCY COMMUNICATION
57. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
58. OWI IN THE FIRST DEGREE
59. DRIVING WHILE SUSPENDED
60. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
61. OWI IN THE FIRST DEGREE WARRANT
62. DRIVING WHILE BARRED
63. DRIVING WHILE REVOKED. NO SR22 ON FILE
64. VIOLATION OF NO CONTACT ORDER
65. PHONE DISSIMINATION OBSCENE MATERIAL
66. DRIVING WHILE SUSPENDED. NO SR22 ON FILE
67. VIOLATION OF NO CONTACT ORDER. PLYMOUTH COUNTY WARRANT
68. STALKING AND HARASSMENT
69. DRIVING WHILE SUSPENDED
70. DRIVING WHILE SUSPENDED
71. TRESPASS. POSSESSION OF MARIJUANA. BURGLARY
72. WARRANT

2025 JUVENILE ARRESTS

1. ARSON IN THE FIRST DEGREE
2. MINOR IN POSSESSION OF ALCOHOL
3. ASSAULT
4. ASSAULT WITH INTENT TO COMMIT SEXUAL ABUSE

SIOUX COUNTY SHERIFF'S OFFICE

CFS by Agency Report - Summary

1/1/2025 thru 12/31/2025

Agency	Description	Number of CFS Dispatched	Percentage of CFS Dispatched
Police			
CONS	SIOUX COUNTY CONSERV	89	0.38%
HAWP	HAWARDEN POLICE DEPT	1,420	6.06%
IAST	IOWA STATE	159	0.68%
ORAP	ORANGE CITY POLICE D	3,224	13.76%
PLYS	PLYMOUTH COUNTY SHER	1	0.00%
ROCP	ROCK VALLEY POLICE D	1,841	7.86%
S	SIOUX COUNTY SHERIFF	8,547	36.49%
SIOF	SIOUX CENTER POLICE	4,122	17.60%
		<hr/>	
		Total Police Calls:	19,403
Fire			
ALTF	ALTON FIRE DEPT	116	0.50%
BOYF	BOYDEN FIRE DEPT	42	0.18%
FVWF	FAIRVIEW FIRE	1	0.00%
GRAF	GRANVILLE FIRE DEPT	52	0.22%
HAWF	HAWARDEN FIRE DEPT	85	0.36%
HOSF	HOSPERS FIRE DEPT	59	0.25%
HUDF	HUDSON FIRE	5	0.02%
HULF	HULL FIRE DEPT	81	0.35%
INWF	INWOOD FIRE	3	0.01%
IREF	IRETON FIRE DEPT	157	0.67%
MATF	MATLOCK FIRE DEPT	3	0.01%
MAUF	MAURICE FIRE DEPT	30	0.13%
ORAF	ORANGE CITY FIRE DEP	136	0.58%
ROCF	ROCK VALLEY FIRE DEP	92	0.39%
SHEF	SHELDON FIRE DEPARTM	17	0.07%
SIOF	SIOUX CENTER FIRE DE	180	0.77%
		<hr/>	
		Total Fire Calls:	1,059
Ambulance			
ALTA	ALTON AMBULANCE	75	0.32%
BOYA	BOYDEN AMBULANCE	50	0.21%
CANA	CANTON AMB	1	0.00%
GRAA	GRANVILLE AMBULANCE	62	0.26%
HAWA	HAWARDEN AMBULANCE	478	2.04%
HOSA	HOSPERS AMBULANCE	81	0.35%
HUDA	HUDSON AMB	2	0.01%
HULA	HULL AMBULANCE	206	0.88%
IREA	IRETON AMBULANCE	71	0.30%
ORAA	ORANGE CITY AMBULANC	791	3.38%
ROCA	ROCK VALLEY AMBULANC	333	1.42%
SHEA	SHELDON AMBULANCE	34	0.15%
SIOA	SIOUX CENTER AMBULAN	713	3.04%
		<hr/>	
		Total Ambulance Calls:	2,897

<u>Agency</u>	<u>Description</u>	<u>Number of CFS Dispatched</u>	<u>Percentage of CFS Dispatched</u>
	Total of all Calls, including multiple Agency Type (this is higher than total calls because of multiple agency types dispatched to the same call):		23,423
	Information Only - Calls with more than one agency dispatched		3,973
	Information Calls (No Unit Dispatched)		1,170
	Total Unique Calls with units for the selected time		19,450
	Total Calls Received (includes calls with units and info calls)		20,619

Employee Roster of Personnel

Utilities

Mike Anema
 Alan De Jong
 Todd Klein
 Kirk Maasdam
 David Sassman
 Shane Schwarz
 Blake Snieder
 Ty Taylor
 Louis Vander Velde
 Jonathan Van Zweden
 Chase Williams

Office

Kent Anderson
 Sarah Anderson
 Janet Brown
 Jason Budden
 Kurt Frederes
 Shawn Lancaster
 Ryan McEwen
 Matt Van Schouwen

Transportation

Breckin Bomgaars
 Wyatt Dagel
 Luke Horkey

Police

Dan Crawley
 Trevor Gries
 Makya Hiemstra
 Trey Niemyer
 Jim Pottebaum
 Trey Schiebout
 Darren Wielenga
 Dalton Vogel

Event Center

Madison Follett
 Jess Kuehl

Parks & Recreation

Jackson Miller
 Noah Minnick
 Jaaron Paugh

Fire

Tom Batchelder
 Ronald Beaudoin
 Seth Bents
 Breckin Bomgaars
 Paul Brentlinger
 Jackson Craig
 Tyler Croonquist
 Kevin Dekker
 Michael Dekker
 Austin DeKock
 Brandon DeKock
 Brian DeKock
 Mike Dorr
 Aaron Dykstra
 David Dykstra
 Josh Dykstra
 Michael Dykstra
 Logan Feenstra
 Chad Hase
 John Heller
 Jayden Hiemstra
 Ian Jacob
 Al Jeltema
 Riley Jeltema
 Noah Minnick
 Estella Moffitt
 Carl Monroe
 Andrew Roghair
 Dan Roghair
 Lee Roghair
 Kevin Rubio
 Kegan Steinke
 Brent Van Leeuwen
 Denny Vander Wel

Program Representatives

- | | |
|---|--|
| <p>1. <u>Administration/Community Protection</u>
<u>Health & Environment</u></p> <p style="padding-left: 40px;">(City Hall, Offices, Union Contract, Fire, Police,
Hospital, Housing, Zoning, License, Codes, Cemetery)</p> | <p><u>Daron De Jong</u>
<u>Bret Walinga</u></p> |
| <p>2. <u>Human Development/Quality of Place</u></p> <p style="padding-left: 40px;">(Library, Parks, Pool, Recreation, Trails,
Adult Center, Landsmeer Golf Course, Wellness)</p> | <p><u>Olivia Chapman</u>
<u>Mark Scallon</u></p> |
| <p>3. <u>Retail/Commercial/Industrial</u>
<u>Promotion, Encouragement and Recruitment</u></p> <p style="padding-left: 40px;">(City-wide marketing, Vibrant Orange City,
Chamber, OCDC & OC 21, Retail Incentives)</p> | <p><u>Daron De Jong</u>
<u>Andrew Bloemendaal</u>
<u>Mayor De Haan</u></p> |
| <p>4. <u>Public Works</u></p> <p style="padding-left: 40px;">(Electric, Water, Sanitary
Sewer, Gas, Streets, Solid Waste)</p> | <p><u>Olivia Chapman</u>
<u>Bret Walinga</u></p> |

In Your Program

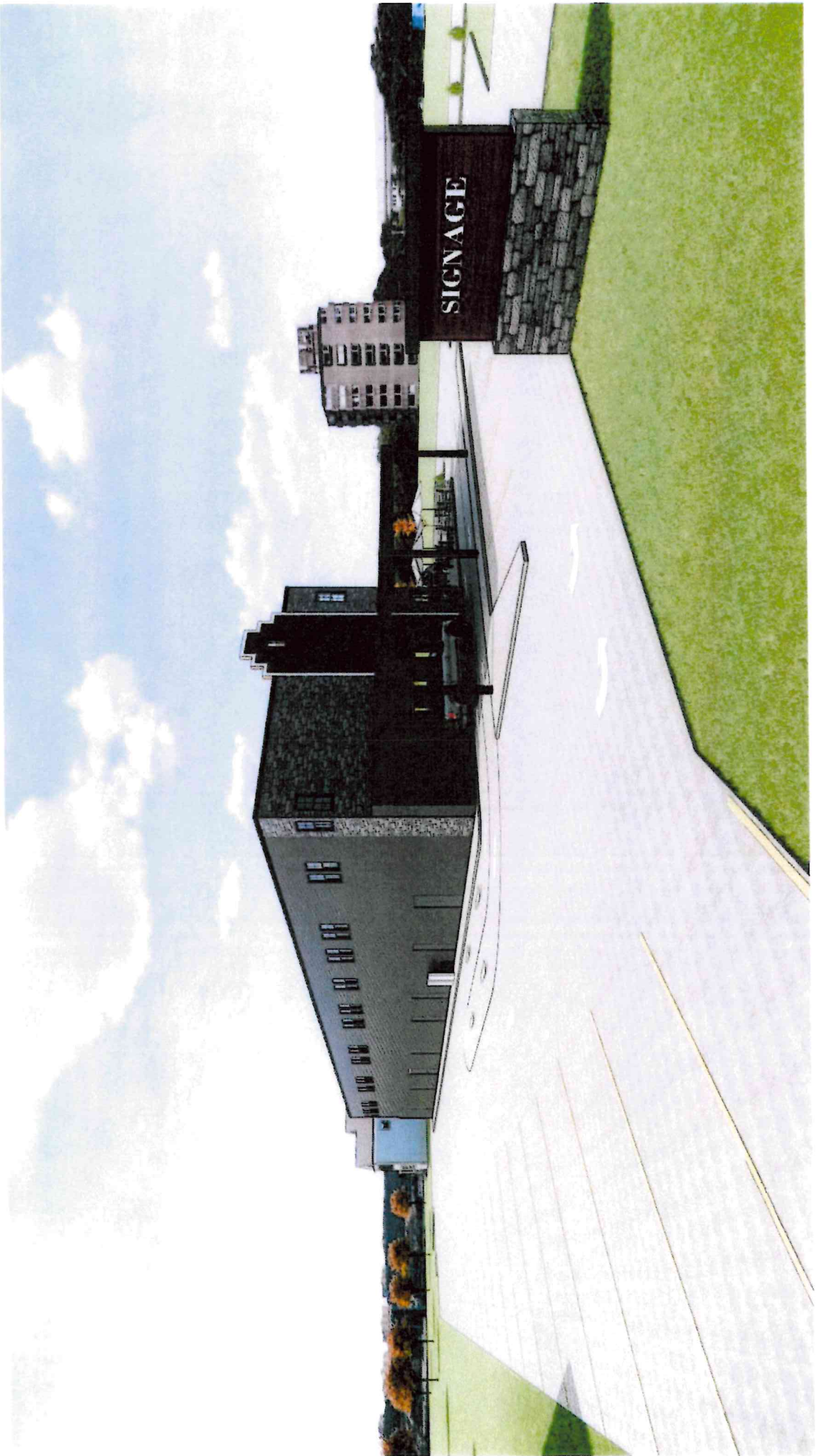
1. Review the budget for the year.
2. Assist the administrative team in developing seasonal, yearly, and long-range plans and work schedules with each program component.
3. Assist in interpreting City codes, etc., and when questions arise discuss it with entire council and management.
4. Be a resource person for staff assigned to the area.
5. Report program events, challenges, and concerns to Council via Council comments or ask to place on the agenda for discussion and action.

Organizational Assignments

	<u>Delegate</u>	<u>Alternate</u>	<u>Last Council Action</u>
Dutch Store Front	<u>Andrew Bloemendaal</u>		1-5-26
Orange City Development Corp. & OC21	<u>Daron De Jong</u> <u>Mayor De Haan, ex-officio</u> <u>Matt Van Schouwen, ex-officio</u> <u>Ryan McEwen, ex-officio</u>		1-5-26
Municipal Library Board	<u>Mark Scallon</u>		1-5-26
Early Childhood Development (ECD)	<u>Matt Van Schouwen</u>		1-5-26
Landsmeer Golf Board	<u>Daron De Jong</u>		1-5-26
Knight Center 28E	<u>Daron De Jong</u> <u>Mayor De Haan</u> <u>Matt Van Schouwen</u>		1-5-26
Prairie Winds Event Center Advisory Board	<u>Bret Walinga</u> <u>Kent Anderson</u>		1-5-26
Community Betterment (Hotel/Motel Tax)	<u>Olivia Chapman</u> <u>Kent Anderson, ex-officio</u>		1-5-26
Chamber Board	<u>Ryan McEwen, ex-officio</u>		1-5-26
Missouri River Energy Services	<u>Matt Van Schouwen</u>	<u>Jason Budden</u>	1-5-26
NW IA Area Solid Waste Agency	<u>Jason Budden</u>	<u>Matt Van Schouwen</u>	1-5-26
Iowa League of Cities	<u>Mayor De Haan</u>	<u>Matt Van Schouwen</u>	1-5-26
MBMECA	<u>Matt Van Schouwen</u>	<u>Jason Budden</u>	1-5-26
Midwest Electric Consumers Association	<u>Matt Van Schouwen</u>	<u>Mayor De Haan</u>	1-5-26
Dakota Mainstem Regional Water	<u>Jason Budden</u>	<u>Matt Van Schouwen</u>	1-5-26
Northwest Iowa Safety Group	<u>Jason Budden</u>	<u>Matt Van Schouwen</u>	1-5-26
Sioux County Regional Airport Agency	<u>Duane Feekes</u> <u>Matt Van Schouwen</u>	<u>Mark Vogel</u>	1-5-26
Sioux County Emergency Mgmt.	<u>Mayor De Haan</u>	<u>Kurt Frederes</u>	1-5-26
Sioux County Communications Commission	<u>Matt Van Schouwen</u>	<u>Kurt Frederes</u>	1-5-26







**AXIS HOLDINGS
URBAN RENEWAL PLAN**

for the

**AXIS HOLDINGS
URBAN RENEWAL AREA**

CITY OF ORANGE CITY, IOWA

2026

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- A. LEGAL DESCRIPTION OF AXIS HOLDINGS URBAN RENEWAL AREA
- B. MAP OF AXIS HOLDINGS URBAN RENEWAL AREA

**Axis Holdings Urban Renewal Plan
for the
Axis Holdings Urban Renewal Area**

City of Orange City, Iowa

A. INTRODUCTION

The Axis Holdings Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Axis Holdings Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Orange City, Iowa (“City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and residential development.

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A.”

C. AREA DESIGNATION

With the adoption of this Plan, the City designates the Urban Renewal Area as an economic development area that is appropriate for commercial and residential development.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19.

E. DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Community Development Plan, adopted in 2020. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City’s plan for the physical development of the City as a whole.

The property in the Urban Renewal Area is currently zoned as commercial. This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. RESERVED

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities and incentives for new commercial and residential development within the Urban Renewal Area. More specific objectives for the development, redevelopment and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Orange City.
2. To stimulate, through public action and commitment, private investment in new commercial and residential development.
3. To provide a more marketable and attractive investment climate.
4. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
5. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
6. To encourage rehabilitation and promote diversity in the central business district.
7. To help develop a sound economic base that will serve as the foundation for future growth and development.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curbs and gutters, water infrastructure, sanitary sewer infrastructure, public utilities, or other facilities in connection with urban renewal projects.

3. To finance programs that will directly benefit housing conditions and promote the availability of housing in the community.
4. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers or local development organizations to incentivize the development of commercial and residential development within the Area, on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefor.
6. To acquire or dispose of property.
7. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
8. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
9. To undertake the demolition and clearance of existing development.
10. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
11. To use tax increment financing for a number of objectives, including, but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
12. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Development Agreement with Axis Holdings, LLC: The City expects to consider a development agreement with Axis Holdings, LLC (or a related entity) (“Developer”) for Developer’s demolition and reconstruction of an existing building into a two-story mixed-use building on land owned by the Developer (“Development Property”) within the Urban Renewal Area. The Developer is proposing to construct commercial improvements on the first floor for

commercial use consistent with and complimentary to the existing commercial area adjacent to the downtown commercial area. The improvements are expected to provide commercial opportunities for job creation and retention within the Urban Renewal Area. The development agreement would provide detailed terms and conditions under which the City may make up to twenty (20) semi-annual Economic Development Grant payments to the Developer in the amount of 100% Tax Increment generated by construction of the commercial portion of the project. The aggregate amount of the Economic Development Grants that may be paid to the Developer would be equal to the lesser of (i) \$190,000; or (ii) the sum of the total amount of the applicable percentages of Tax Increments collected in respect of the assessed value of the Commercial Improvements (portion of building assessed as commercial only) above the Base Value. The Developer is proposing to construct four (4) single-family condominiums on the second floor of the building. The second floor residential unit owners may be eligible to apply for residential tax abatement under the City's Urban Revitalization Plan.

2. Fees and Costs for Planning, Engineering, and Legal Services for Urban Renewal Plan Preparation/Adoption and Project Administration:

Fees and Costs	Estimated Costs
	\$50,000

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	\$30,650,192
2.	Current outstanding general obligation debt	\$12,000,556
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$240,000 (This amount does not include costs related to financing.)

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Subchapter IV of Chapter 331 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. PROPERTY WITHIN URBAN REVITALIZATION AREA

The Urban Renewal Area is, or at some future date may be, located within an urban *revitalization* area. No tax abatement incentives in connection with the urban revitalization area will be allowed for development that occurs in the Urban Renewal Area unless expressly authorized by the City Council.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF AXIS HOLDINGS URBAN RENEWAL AREA

The South 15 feet of Lot 6 and all of Lot 7; Block 42, South Addition, in the Incorporated City of Orange City, Iowa, according to the recorded Plat thereof.

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**CHAPTER 28E JOINT INTERGOVERNMENTAL ACTION AGREEMENT
PROVIDING FOR A NORTHWEST IOWA SAFETY GROUP
ADDENDUM**

28E Addendum:

Article I, Section 4(1)(2). Withdrawal.

Any party may withdraw from this Agreement on an annual basis and may do so by providing
(1) written evidence of adoption of a resolution or other similar legally binding authorization by the governing body of the party withdrawing from this Agreement,
(2) written notice of intent to withdraw given to IAMU no later than July 1 of the year prior in which the party intends to withdraw from the agreement, with a withdrawal date of January 1 of the following year,

IN WITNESS WHEREOF, the parties have entered into and executed this addendum to the Agreement effective as of September 5, 2025.

[SIGNATURE PAGES FOLLOW]