

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: January 19, 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. Fiscal year 2024-2025 Comprehensive Annual Report
7. Financial report
8. Monthly bills
9. North Weiland Urban Renewal Plan
 - Public hearing on the proposed North Weiland Urban Renewal Plan
 - Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the North Weiland Urban Renewal Plan

- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for North Weiland Urban Renewal Plan
10. North Weiland Urban Renewal Plan
 - Public hearing on the proposal to enter into a Development Agreement with Schuiteman/Vollink Real Estate Development, LLC
 - Resolution approving and authorizing execution of a Development Agreement by and between the City of Orange City and Schuiteman/Vollink Real Estate Development, LLC
 11. \$2,560,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A
 - Resolution approving Distribution of the Preliminary Official Statement
 12. Resolution approving tax abatement applications & minimum assessment agreements
 13. Airport property lease
 14. Retail Encouragement Loan Program application
 15. Resolution ordering construction of the 7th Street Reconstruction and Resurfacing Project and setting public hearing date
 16. Landsmeer Golf Course Board member approval
 17. Retail alcohol license renewal applications
 18. Administrative reports
 19. Council comments
 20. Fiscal year 2026-2027 budget discussions – general funds
 21. Adjournment

Council Meeting
January 19, 2026
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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 19, 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 January 5, 2026 council meeting are enclosed for your review. Exhibit 1
6. The Annual Financial Report for the year ending June 30, 2025 has been prepared by staff and audited by Williams and Company. We will review the report with Justin Jacobsma from Williams and Company.
7. The monthly financial report represents cash balances for all funds. Exhibit 2
8. A Summary of Warrants report listing bills from December 16, 2025 through January 19, 2026 are enclosed for your review. Exhibit 3
9. This public hearing is to consider a new Urban Renewal Plan which will include the area north of town called North Weiland Phase 3, which are the six lots being built. After the public hearing the Council can consider adopting the resolution to move ahead with the plan. After that, the Council can consider approving the first reading of the ordinance. If Council wishes, you can waive the second and third readings and adopt the ordinance. Exhibit 4
10. This is the time and place for the public hearing on the development agreement between the City and Schuiteman/Vollink Real Estate Development. Schuiteman/Vollink will receive tax increment financing dollars from phase 3 of North Weiland. The agreement is for ten years. After the public hearing we recommend approving the agreement.
11. We are in the process of issuing some General Obligation Capital Loan Notes. One of the steps is to have you read and approve the Preliminary Official Statement. This statement is available to anyone interested in purchasing these bonds. It describes who we are and what we have to offer in the community and the strength of our financial condition. It details our projects, which consist of the aerial ladder truck for the fire department and possibly some refunding of bonds 2019A series. We will be locking in these interest rates at our February 2nd meeting. We have emailed this to you because of the length of the statement. We are recommending the approval of the report.
12. We have prepared tax abatement applications from building permits for properties which had added value and will potentially qualify for the tax abatement plans. The Council reviews the list and approves them to be forwarded on to the County Assessor, who then determines if they meet the eligibility requirements of the plan they fall under. Commercial properties are required to enter into a minimum assessment agreement with the City for the improvements being made to their property. Janet has worked with Ross Simmelink and Jonathan Dykstra to determine those amounts. Exhibit 5

13. Over the last few years, city staff has allowed various local contractors and businesses to utilize the old airport runway for short-term storage and staging. With additional inquiries and use, we feel the city should have agreements in place to formalize these agreements as well as specify insurance requirements and include a hold-harmless clause. Zomer RV & Rentals has requested to use the southern portion of the runway for camper storage and we've worked with the city attorney to draft a rental agreement which specifies location and responsibility and includes a monthly fee of \$500. We recommend council authorize the execution of the rental agreement. Exhibit 6
14. We have received an application from Mulder Auto, Tire & Lube located at 306 8th Street SW for the Retail Encouragement Loan Program. They have 1,868 square feet of retail space and will qualify for \$10,647.60. As a reminder, this is a three-year forgivable loan. Funds are distributed after receipts have been submitted for qualifying improvements. Exhibit 7
15. We have been working with Beck Engineering and the Iowa DOT on the 7th Street Reconstruction & Resurfacing Project and anticipate a DOT bid letting next week. Council needs to adopt a resolution ordering the construction of this project and to set a public hearing for February 2. The agreement with the DOT for this project was approved at the November 3, 2025 meeting.
16. Landsmeer Golf Course is requesting the approval of Paul Janssen and Jameson Guthmiller to join the Landsmeer Golf Course Board. The retiring members are Austin Reitz and Aaron Aberson.
17. We have received a renewal application for a Class C Retail Alcohol License from Landsmeer Golf Club and a renewal application for a Class B Retail Alcohol License from Dollar General. Everything is in order.
18. Administrative reports:

Scheduled Meetings/Important Dates:

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.
April 6	Council Meeting, 4:30 P.M.
April 20	Council Meeting, 4:30 P.M.

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

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

Matt Van Schouwen

City Office 712-707-4885 Cell phone 712-737-7701

Email mattvs@orangecityiowa.com

Council Meeting
January 5, 2026

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on January 5, 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, Daron De Jong, Mark Scallon, and Bret Walinga

Members Absent: None

Staff: Matt Van Schouwen, Janet Brown, Ryan McEwen, Jim Pottebaum, Kurt Frederes, Brad De Jong, Alan De Jong, and Kent Anderson

Guests: Doug Calsbeek, Sarah Weber, Mike Hofman, Kenton Vore, Dan Roghair, and Jennie Droog

Mayor De Haan welcomed new Council Members Andrew Bloemendaal and Mark Scallon.

Council member Olivia Chapman entered the meeting.

Agenda: A motion was made by Council member Daron De Jong 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: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Citizen Comments: This time was provided for citizen comments. No comments were received.

Approval of Minutes: The minutes of the December 15, 2025 and December 30, 2025 council meetings were presented. A motion was made by Council member Olivia Chapman 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: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

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

Organization Reports: Appearing before the Council to provide an update was Mike Hofman representing the Tulip Festival Steering Committee and Chamber. No official action was taken.

Council Appointments: A motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal appointing the following City personnel to their respective positions. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

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

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

Office

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

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

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

A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga appointing Brad De Jong as City Attorney. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Mayor Appointments: Mayor De Haan announced the appointments of Daron De Jong as Mayor Pro-Tempore, Jim Pottebaum as Police Chief, and Dan Roghair as Fire Chief. A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving the appointments. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None.

Mayor De Haan also assigned program representatives as follows:

Administration/Community Protection
Health & Environment

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

Daron De Jong
Bret Walinga

Human Development/Quality of Place

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

Olivia Chapman
Mark Scallon

Retail/Commercial/Industrial
Promotion, Encouragement and Recruitment

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

Daron De Jong
Andrew Bloemendaal
Mayor De Haan

Public Works

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

Olivia Chapman
Bret Walinga

A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the program representatives listed above, and organizational

assignments, which is hereto attached and therefore made a part of these minutes. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

Council Meeting Dates: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga establishing 4:30 o'clock P.M. on the first and third Monday of each month as the time for regularly scheduled council meetings. If a holiday is observed on a scheduled meeting date, the Council will meet the following Tuesday. The meetings will be held in the Council Chambers, City Hall, 125 Central Avenue SE, Orange City, Iowa. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Bret Walinga, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None.

Official Newspaper: A motion was made by Council member Mark Scallon and duly seconded by Council member Olivia Chapman naming the Sioux County Capital Democrat as the official newspaper for legal publications. On call of the roll motion carried. The vote was as follows: AYES: Mark Scallon, Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Bret Walinga; NAYS: None.

Authorization to Issue Checks: A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga authorizing the City Administrator, City Clerk, and Finance Officer to issue checks for contracted salaries and wages, postage, freight, insurance premiums, utilities, bond and interest payments and contracted payments without further action of the City Council. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Dutch Front Proposal - RTI: The Council again reviewed the Dutch front proposal for the KHDB Enterprises building located on Highway 10 at 604 8th Street SE. After considering input from the Dutch Front Committee, the developer (RTI), and Council, staff recommends a Dutch front grant in the \$100,000 range. After some discussion, a motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the allowable maximum funds of \$100,000 for the Frankfort Avenue side Dutch front. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Axis Holdings Urban Renewal Plan: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman adopting a resolution determining the necessity of the Axis Holdings Urban Renewal Plan and setting 1:00 P.M. on January 12, 2026 as the time for a consultation meeting and 4:30 P.M. on February 2, 2026 as the public hearing date to consider the proposed Urban Renewal Plan for Axis Holdings. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None. The resolution was assigned number 1-5-26-2170 and appears in the official resolution book. Records are kept in Appendix 22.

A motion was made by Council member Olivia Chapman and duly seconded by Council member Andrew Bloemendaal adopting a resolution setting 4:30 P.M. on February 2, 2026 for a public hearing to consider the proposal to enter into a Development Agreement with Axis Holdings, LLC for the mixed-use development project located at 117 Central Ave SE. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon, Bret Walinga; NAYS: None. The resolution was assigned number 1-5-26-2171 and appears in the official resolution book. Records are kept in Appendix 22.

Special Event Permit: A motion was made by Council member Mark Scallon and duly seconded by Council member Bret Walinga approving the Special Event Permit application from the Orange City Area Health System for May 21, 2026 to use Windmill Park to host a community event to celebrate their 20th anniversary in their current facility. On call of the roll motion carried. The vote was as follows: AYES: Mark Scallon, Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None.

Natural Gas Operator Qualification Plan – Adopt Revision 1.1: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong to adopt Revision 1.1 to the Natural Gas Operator Qualification Plan which includes several updates to the IAMU plan to guide the operator training and qualification process. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Northwest Iowa Safety Group 28E Addendum: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Olivia Chapman approving the Northwest Iowa Safety Group 28E Addendum which provides updated details should a member choose to withdraw from the group. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon, Bret Walinga; NAYS: None.

Retail Alcohol License Renewal Application: A motion was made by Council member Daron De Jong and duly seconded by Council member Mark Scallon approving the renewal application for a Class C Retail Alcohol License as submitted by The Fox Hole. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Mark Scallon, Andrew Bloemendaal, Olivia Chapman, Bret Walinga; 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: Matt shared the upcoming budget meeting calendar.

Council Comments: The Mayor called for comments from members of the Council and the following were received. Andrew stated he is excited to be here.

Adjournment: No further business appearing it was therefore moved by Council member Olivia Chapman and duly seconded by Council member Andrew Bloemendaal to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon, Bret Walinga; NAYS: None. Adjournment time was 5:46 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa

Month Ended DECEMBER 31, 2025

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 1,601,784.64	\$927,237.47	\$601,854.20	\$ 1,927,167.91	\$197,558.10	\$2,124,726.01
Library	325,314.47	\$48,573.33	\$40,548.79	333,339.01	\$863.01	\$334,202.02
JSDA- IRP Loan	109,784.93	\$2,550.36	\$8,311.00	104,024.29		104,024.29
Cemetery Fund	55,961.09	2,300.00	16,216.39	42,044.70		42,044.70
Cemetery Fund- Perpetual Care	146,387.01	1,238.07		147,625.08		147,625.08
USDA- Revolving Loan Fund	607,097.79	2,327.87		609,425.66		609,425.66
Road Use Tax	1,193,548.79	69,676.48	300,405.00	962,820.27		962,820.27
Hotel/Motel Sales Tax	298,842.22	35,690.91		334,533.13		334,533.13
Tax Increment Financing						
Hawkeye TIF-125	15,735.65	4,716.03	2,250.00	18,201.68		18,201.68
Event Center TIF-126	2,008.70	28.31		2,037.01		2,037.01
Housing TIF-127	0.00			0.00		-
Industrial Park TIF-128	0.00			0.00		-
Debt Service	1,024,206.47	442,034.67	205,006.37	1,261,234.77		1,261,234.77
Capital Projects:						
Hawkeye Capital Project-301	212,473.13			212,473.13		212,473.13
Event Center Capital Project-302	219,619.42			219,619.42		219,619.42
7th Street DOT Project- 303	(126,414.75)		4,960.91	(131,375.66)		(131,375.66)
Housing Capital Project-304	336,394.93		69,644.20	266,750.73		266,750.73
Industrial Park Capital Project-305	292,039.93			292,039.93		292,039.93
Delaware & 2nd Street Project- 306	1,485.01	3,630.00	3,231.25	1,883.76		1,883.76
School Project- MOC-FV-308	383,944.01			383,944.01		383,944.01
Payroll Clearing	136,941.06		5,691.52	131,249.54	8,672.38	139,921.92
Electric	3,251,559.62	701,896.88	929,136.80	3,024,319.70	4,066.00	3,028,385.70
Water	3,417,628.81	613,465.22	341,121.95	3,689,972.08	508.65	3,690,480.73
Sewer	1,850,495.00	363,637.50	155,063.85	2,059,068.65	166.90	2,059,235.55
Gas	1,821,579.91	597,049.32	658,486.76	1,760,142.47	1,238.25	1,761,380.72
Total	\$ 17,178,417.84	\$3,816,052.42	\$3,341,928.99	\$17,652,541.27	\$213,073.29	\$17,865,614.56

INVESTMENTS		
FUND	This Report	Last Report
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

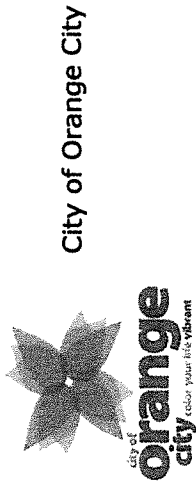
FUNDS INVESTED IN:	Amount	%	Max. %
Certificates of Deposit	0	0.0	100
IA Public Agency Investment Trust	77,010	100.0	50
Total Funds Invested	\$77,010	100.0	

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 1/16/2026 - 1/16/2026

Vendor Name	Description (Item)	Amount
Vendor: 00007 - Aalbers Excavating/ Trucking Inc		
Aalbers Excavating/ Trucking Inc	Water & Gas Services -	676.25
Aalbers Excavating/ Trucking Inc	Water & Gas Services -	676.25
Vendor 00007 - Aalbers Excavating/ Trucking Inc Total:		1,352.50
Vendor: 00015 - Agri Vision Equipment Group		
Agri Vision Equipment Group	Parts for Street Shop- Spring	67.82
Vendor 00015 - Agri Vision Equipment Group Total:		67.82
Vendor: 00016 - AgState		
AgState	Fuel	2,323.35
AgState	Fuel	1,745.25
Vendor 00016 - AgState Total:		4,068.60
Vendor: 00017 - AHLERS COONEY DORWEILER		
AHLERS COONEY DORWEILE	Legal Services	10,025.00
Vendor 00017 - AHLERS COONEY DORWEILER Total:		10,025.00
Vendor: 00019 - Alex Air Apparatus 2 LLC.		
Alex Air Apparatus 2 LLC.	Repairs to Bunker Gear- OCF	245.00
Vendor 00019 - Alex Air Apparatus 2 LLC. Total:		245.00
Vendor: VEN01119 - American Fence Co. of Sioux City INC		
American Fence Co. of Sioux City INC	Fencing-East Lift Station	9,061.83
Vendor VEN01119 - American Fence Co. of Sioux City INC Total:		9,061.83
Vendor: 00049 - ARNOLD MOTOR SUPPLY		
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	303.16
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	579.77
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	15.10
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	298.93
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplie	391.95
Vendor 00049 - ARNOLD MOTOR SUPPLY Total:		1,588.91
Vendor: VEN01316 - Automated Waste Systems		
Automated Waste Systems	Supplies	40.24
Vendor VEN01316 - Automated Waste Systems Total:		40.24

Amount

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 00055 - Axon Enterprise Inc. Axon Enterprise Inc.	Batteries for Taser - OCPD	395.60 <u>395.60</u>
Vendor: 00069 - Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc. Beck Engineering Inc.	Engineering Services Engineering Services Engineering Services Engineering Services Engineering Services	5,040.00 202.50 2,996.25 9,792.50 15,198.75 <u>33,230.00</u>
Vendor: 00097 - BOMGAARS SUPPLY BOMGAARS SUPPLY BOMGAARS SUPPLY	Supplies- Acct 014-380-0 Supplies- Acct 014-002-0	561.30 782.85 <u>1,344.15</u>
Vendor: 00116 - Breckin, Bomgaars Breckin, Bomgaars	Boots- Reimbursement	200.00 <u>200.00</u>
Vendor: 00147 - C&H BODY REPAIR INC. C&H BODY REPAIR INC.	Tow Police Vehicle	275.00 <u>275.00</u>
Vendor: 00155 - Catalyst Solutions Inc. Catalyst Solutions Inc. Catalyst Solutions Inc. Catalyst Solutions Inc. Catalyst Solutions Inc.	New Computers, Monitor, Firewall Renewal, IT Suppo New Computers, Monitor, Firewall Renewal, IT Suppo New Computers, Monitor, Firewall Renewal, IT Suppo New Computers, Monitor, Firewall Renewal, IT Suppo	174.00 3,378.00 2,236.00 3,686.89 <u>9,474.89</u>
Vendor: 00163 - CENTURY BUSINESS PRODUCTS CENTURY BUSINESS PRODUCTS	Service Contract on Copier	602.92 <u>602.92</u>
Vendor: 00167 - CHAMBER OF COMMERCE CHAMBER OF COMMERCE CHAMBER OF COMMERCE CHAMBER OF COMMERCE	Bonus Bucks and Salary Assistance Bonus Bucks and Salary Assistance Bonus Bucks and Salary Assistance	180.00 1,000.00 7,750.00 <u>8,930.00</u>

Expense Approval Report

Payment Dates: 1/16/2026 - 1/16/2026

Vendor Name	Description (Item)	Amount
Vendor: 00195 - CONNECTIONS INC EAP CONNECTIONS INC EAP	Employee Assistance Program- Qtrly	494.04
Vendor 00195 - CONNECTIONS INC EAP Total:		494.04
Vendor: 00197 - Continental Fire Sprinkler Continental Fire Sprinkler	Inspection- Fire Sprinkler- Fire Station	260.00
Vendor 00197 - Continental Fire Sprinkler Total:		260.00
Vendor: 00209 - CULLIGAN WATER CONDITIONING CULLIGAN WATER CONDITIONING	Utilities	42.00
Vendor 00209 - CULLIGAN WATER CONDITIONING Total:		42.00
Vendor: 00214 - D & L PLUMBING & HEATING D & L PLUMBING & HEATING	Air Filter for Event Center	340.92
Vendor 00214 - D & L PLUMBING & HEATING Total:		340.92
Vendor: 00232 - DEJONG OIL AND REPAIR INC DEJONG OIL AND REPAIR INC	Parts for Unit 108- Street Truck	117.03
Vendor 00232 - DEJONG OIL AND REPAIR INC Total:		117.03
Vendor: VEN01300 - DETCO INC. DETCO INC.	Cleaning Supplies- Wipes	1,010.04
Vendor VEN01300 - DETCO INC. Total:		1,010.04
Vendor: 00254 - DGR Engineering DGR Engineering DGR Engineering	Engineering Services Engineering Services	2,483.00 263.00
Vendor 00254 - DGR Engineering Total:		2,746.00
Vendor: 00270 - D-P TOOLS D-P TOOLS	Supplies for Street Shop	298.76
Vendor 00270 - D-P TOOLS Total:		298.76
Vendor: 00283 - DUTCH MILL PHARMACY DUTCH MILL PHARMACY	Supplies- Water Depart. Acct	18.80
Vendor 00283 - DUTCH MILL PHARMACY Total:		18.80
Vendor: 00263 - DUTCHMART FOODS DUTCHMART FOODS	Supplies	448.17
Vendor 00263 - DUTCHMART FOODS Total:		448.17
Vendor: 00311 - Emergency Services Marketing Corp. Inc. Emergency Services Marketing Corp. Inc.	Annual Fee - OCFD - IAM Responding	505.00
Vendor 00311 - Emergency Services Marketing Corp. Inc. Total:		505.00

Expense Approval Report

Payment Dates: 1/16/2026 - 1/16/2026

Vendor Name	Description (Item)	Amount
Vendor: 00331 - FAREWAY STORES INC	Supplies- City Acct	25.46
FAREWAY STORES INC		25.46
Vendor 00331 - FAREWAY STORES INC Total:		
Vendor: 00345 - Ferguson Waterworks Inc # 2516	Software -Neptune	4,840.00
Ferguson Waterworks Inc # 2516		4,840.00
Vendor 00345 - Ferguson Waterworks Inc # 2516 Total:		4,840.00
Vendor: 00358 - Foundation Analytical Laboratory Inc.	Water Testing	367.00
Foundation Analytical Laboratory Inc.		483.00
Foundation Analytical Laboratory Inc.		850.00
Vendor 00358 - Foundation Analytical Laboratory Inc. Total:		850.00
Vendor: 00428 - HAWKINS INC.	Chemicals	7,107.30
HAWKINS INC.	Chemicals	10.00
HAWKINS INC.		7,117.30
Vendor 00428 - HAWKINS INC. Total:		7,117.30
Vendor: 00432 - HEATH CONSULTANTS INC.	Repairs to Odorizer = Gas	575.74
HEATH CONSULTANTS INC.		575.74
Vendor 00432 - HEATH CONSULTANTS INC. Total:		575.74
Vendor: 00446 - HIEMSTRA LAWN CARE	Snow Removal	690.00
HIEMSTRA LAWN CARE	Snow Removal	90.00
HIEMSTRA LAWN CARE	Snow Removal	644.00
HIEMSTRA LAWN CARE	Snow Removal	340.00
HIEMSTRA LAWN CARE	Snow Removal	720.00
HIEMSTRA LAWN CARE	Snow Removal	1,670.00
HIEMSTRA LAWN CARE	Snow Removal	560.00
HIEMSTRA LAWN CARE	Snow Removal	635.00
HIEMSTRA LAWN CARE	Snow Removal	1,685.00
HIEMSTRA LAWN CARE	Snow Removal	7,034.00
Vendor 00446 - HIEMSTRA LAWN CARE Total:		7,034.00
Vendor: 00492 - IA ASSOC OF MUNICIPAL UTIL	Gas OQ Training & Safety Director	7,946.75
IA ASSOC OF MUNICIPAL UTI	Apprenticeship Program- Anema and VanZweden	2,967.26
IA ASSOC OF MUNICIPAL UTI	Gas OQ Training & Safety Director	7,135.00
Vendor 00492 - IA ASSOC OF MUNICIPAL UTIL Total:		18,049.01
Vendor: 00515 - INT'L CODE COUNCIL	Planning Zoning Class- Kurt F	400.00
INT'L CODE COUNCIL		400.00
Vendor 00515 - INT'L CODE COUNCIL Total:		400.00

Expense Approval Report

Payment Dates: 1/16/2026 - 1/16/2026

Vendor Name	Description (Item)	Amount
Vendor: 00520 - Iowa Department of Transp. Iowa Department of Transp.	Road Salt	4,742.74
Vendor 00520 - Iowa Department of Transp. Total:		4,742.74
Vendor: 00524 - IOWA INFORMATION INC. IOWA INFORMATION INC.	Advertising	678.00
Vendor 00524 - IOWA INFORMATION INC. Total:		678.00
Vendor: 00525 - IOWA LAW ENFORCEMENT ACADEMY IOWA LAW ENFORCEMENT ACADEMY	Police Training	590.00
Vendor 00525 - IOWA LAW ENFORCEMENT ACADEMY Total:		590.00
Vendor: 00527 - IOWA ONE CALL IOWA ONE CALL IOWA ONE CALL	Locates for Utilities Locates for Utilities	128.32
Vendor 00527 - IOWA ONE CALL Total:		384.98
Vendor: 00541 - JACK'S UNIFORMS AND EQUIPMENT JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms	700.59
Vendor 00541 - JACK'S UNIFORMS AND EQUIPMENT Total:		700.59
Vendor: 00547 - JANITORS CLOSET JANITORS CLOSET JANITORS CLOSET	Cleaning Supplies Cleaning Supplies- Electric	220.36
Vendor 00547 - JANITORS CLOSET Total:		73.07
Vendor: VEN01611 - Jerry's Automotive of Sheldon Jerry's Automotive of Sheldon	Repairs to Dodge for OCPD-Engine	5,542.14
Vendor VEN01611 - Jerry's Automotive of Sheldon Total:		5,542.14
Vendor: 00564 - JOES TV & APPLIANCE JOES TV & APPLIANCE	Fridge for Electric Shop	275.00
Vendor 00564 - JOES TV & APPLIANCE Total:		275.00
Vendor: 00422 - Kelderman Klean Inc. Kelderman Klean Inc.	Cleaning of Event Center	1,011.19
Vendor 00422 - Kelderman Klean Inc. Total:		1,011.19
Vendor: VEN01614 - Kirk Maasdam Kirk Maasdam	Uniform Reimbursement	133.23
Vendor VEN01614 - Kirk Maasdam Total:		133.23
Vendor: 00602 - KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG KLAY VELDHIJZEN BINDNER DEJONG	Legal Services Legal Services	825.00
Vendor 00602 - KLAY VELDHIJZEN BINDNER DEJONG Total:		825.00
Vendor 00602 - KLAY VELDHIJZEN BINDNER DEJONG Total:		1,650.00

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 00615 - Kopetsky's Ace Hardware	Supplies- Acct 6000	593.08
Kopetsky's Ace Hardware	Supplies- Acct 6001	477.01
Kopetsky's Ace Hardware	Vendor 00615 - Kopetsky's Ace Hardware Total:	1,070.09
Vendor: 00632 - KSOU- AM/FM	Advertising	745.50
KSOU- AM/FM	Vendor 00632 - KSOU- AM/FM Total:	745.50
Vendor: 00662 - Long Lines	Telephone	60.20
Long Lines	Telephone	879.05
Long Lines	Telephone	879.06
Long Lines	Telephone	879.06
Long Lines	Telephone-Two Months	879.06
Long Lines	Telephone	879.06
Long Lines	Vendor 00662 - Long Lines Total:	4,455.49
Vendor: 00689 - MARVS OUTDOOR POWER EQUIPMENT	Tune up Parts for Parks	615.46
MARVS OUTDOOR POWER EQUIPMENT	Vendor 00689 - MARVS OUTDOOR POWER EQUIPMENT Total:	615.46
Vendor: 00691 - Matheson Tri Gas Inc.	Welding Supplies	67.95
Matheson Tri Gas Inc.	Vendor 00691 - Matheson Tri Gas Inc. Total:	67.95
Vendor: 00707 - MIDAMERICAN ENERGY	Utilities	926.49
MIDAMERICAN ENERGY	Utilities	16.77
MIDAMERICAN ENERGY	Utilities	437.68
MIDAMERICAN ENERGY	Vendor 00707 - MIDAMERICAN ENERGY Total:	1,380.94
Vendor: VEN01462 - Mid-States Organized Crime Inc.	Membership Dues	100.00
Mid-States Organized Crime Inc.	Vendor VEN01462 - Mid-States Organized Crime Inc. Total:	100.00
Vendor: 00725 - MISSOURI RIVER ENERGY SERVICES	AMI Meter Count	605.00
MISSOURI RIVER ENERGY SERVICES	Vendor 00725 - MISSOURI RIVER ENERGY SERVICES Total:	605.00
Vendor: 00764 - NAPA Truck & Auto	Vehicle Maintenance Supplie	203.49
NAPA Truck & Auto	Vehicle Maintenance Supplie	256.15
NAPA Truck & Auto	Vehicle Maintenance Supplie	519.46
NAPA Truck & Auto	Vendor 00764 - NAPA Truck & Auto Total:	979.10

Expense Approval Report

Payment Dates: 1/16/2026 - 1/16/2026

Vendor Name	Description (Item)	Amount
Vendor: 00767 - NEAL CHASE LUMBER	Supplies- Molen Repairs	1,169.70
	Vendor 00767 - NEAL CHASE LUMBER Total:	1,169.70
Vendor: 00776 - Nice Rink	Ice Rink Liner- Parks	1,531.49
	Vendor 00776 - Nice Rink Total:	1,531.49
Vendor: 00783 - NORTH WEST RURAL ELECTRIC COOP	Street Lighting	120.48
	Vendor 00783 - NORTH WEST RURAL ELECTRIC COOP Total:	120.48
Vendor: 00797 - NOTEBOOM ELECTRIC	Service Call _ Water Plant- Heater	114.38
	Vendor 00797 - NOTEBOOM ELECTRIC Total:	114.38
Vendor: 00798 - NOTEBOOM OIL COMPANY	Supplies- Police Acct - Tires Dodge	1,279.80
	Supplies- Utility Acct - Tires	395.80
	Vendor 00798 - NOTEBOOM OIL COMPANY Total:	1,675.60
Vendor: 00824 - ONE OFFICE SOLUTION	Office Supplies	199.15
	Vendor 00824 - ONE OFFICE SOLUTION Total:	199.15
Vendor: 00839 - ORANGE CITY HEALTH SYSTEM	Drug Testing	32.00
	Senior Rent	2,266.67
	Vendor 00839 - ORANGE CITY HEALTH SYSTEM Total:	2,298.67
Vendor: 00843 - ORANGE CITY SANITATION	Supplies- Acct 420757	1,105.00
	Refuse Hauling Charges- Jan 26	37,126.89
	Event Center- Utilities	204.55
	Vendor 00843 - ORANGE CITY SANITATION Total:	38,436.44
Vendor: VEN01568 - Phelps Uniform Specialists	Supplies for City Hall	69.96
	Vendor VEN01568 - Phelps Uniform Specialists Total:	69.96
Vendor: 00898 - Prairie Winds Event Center	Rental	330.00
	Vendor 00898 - Prairie Winds Event Center Total:	330.00

Expense Approval Report	Description (Item)	Amount
Vendor Name		
Vendor: 00904 - Premier Communications	Telephone- City Hall & Event Center	510.76
Premier Communications	Telephone- City Hall & Event Center	249.52
	Vendor 00904 - Premier Communications Total:	760.28
Vendor: 00915 - Quadient Finance USA Inc.	Postage	1,202.75
Quadient Finance USA Inc.		1,202.75
	Vendor 00915 - Quadient Finance USA Inc. Total:	1,202.75
Vendor: 00925 - RANDY'S IRON WORKS INC.	Repairs to Broom for Toolcat-Parks	2,782.60
RANDY'S IRON WORKS INC.		2,782.60
	Vendor 00925 - RANDY'S IRON WORKS INC. Total:	2,782.60
Vendor: VEN01047 - S&P Global Ratings Inc	Rating Fee for GO Bond Issue	13,725.00
S&P Global Ratings Inc		13,725.00
	Vendor VEN01047 - S&P Global Ratings Inc Total:	13,725.00
Vendor: VEN01613 - Shelly Wassenaar	Employee Dinner- X-mas Desserts	180.00
Shelly Wassenaar		180.00
	Vendor VEN01613 - Shelly Wassenaar Total:	180.00
Vendor: 01033 - SIOUX OIL COMPANY	Fuel	2,020.06
SIOUX OIL COMPANY	Fuel	859.60
SIOUX OIL COMPANY	Fuel	1,832.30
SIOUX OIL COMPANY	Fuel	1,825.41
	Vendor 01033 - SIOUX OIL COMPANY Total:	6,537.37
Vendor: 01040 - SKARSHAUG TESTING LAB	Supplies- Electrical	78.85
SKARSHAUG TESTING LAB		78.85
	Vendor 01040 - SKARSHAUG TESTING LAB Total:	78.85
Vendor: VEN01539 - Snieder Rentals LLC	Storage Rental	220.00
Snieder Rentals LLC		220.00
	Vendor VEN01539 - Snieder Rentals LLC Total:	220.00
Vendor: VEN01565 - Spectrum Painting Inc.	Paint Supplies - 7074885	200.09
Spectrum Painting Inc.	Paint Supplies - 7074885	239.21
	Vendor VEN01565 - Spectrum Painting Inc. Total:	439.30
Vendor: VEN01344 - SRC Overhead Doors	Repairs to Overhead Doors= Gas	697.29
SRC Overhead Doors		697.29
	Vendor VEN01344 - SRC Overhead Doors Total:	697.29

Expense Approval Report

Vendor Name	Description (Item)	Amount
Vendor: 01090 - Super Hi-Tech Super Hi-Tech	Office Supplies- Police	39.98
Vendor 01090 - Super Hi-Tech Total:		39.98
Vendor: 01093 - SWIFT AIR INC. SWIFT AIR INC.	Maintenance Agreement	5,286.00
Vendor 01093 - SWIFT AIR INC. Total:		5,286.00
Vendor: VEN01612 - Top Notch Tree Service LLC Top Notch Tree Service LLC	Tree Removal- 128 trees	43,520.00
Vendor VEN01612 - Top Notch Tree Service LLC Total:		43,520.00
Vendor: 01130 - Town & Country Implement Inc. Town & Country Implement Inc.	Cutting Edges for Skidloader- Electric	363.31
Vendor 01130 - Town & Country Implement Inc. Total:		363.31
Vendor: 01146 - TWO-WAY RADIO TWO-WAY RADIO	Radios for OCFD- 4	4,136.61
Vendor 01146 - TWO-WAY RADIO Total:		4,136.61
Vendor: 01147 - TYLER TECHNOLOGIES INC TYLER TECHNOLOGIES INC	UB Notifications	22.90
Vendor 01147 - TYLER TECHNOLOGIES INC Total:		22.90
Vendor: 01153 - ULine ULine	Cleaning Supplies	773.52
Vendor 01153 - ULine Total:		773.52
Vendor: 01154 - UNITED PARCEL SERVICE UNITED PARCEL SERVICE	Postage	94.66
Vendor 01154 - UNITED PARCEL SERVICE Total:		94.66
Vendor: 01157 - Unity Point Clinic- Occ. Medicine Unity Point Clinic- Occ. Medicine	Drug Testing	275.00
Vendor 01157 - Unity Point Clinic- Occ. Medicine Total:		275.00
Vendor: 01225 - Van's Implement LTD Van's Implement LTD	Supplies for Ferris Mowers- Parks	509.04
Vendor 01225 - Van's Implement LTD Total:		509.04
Vendor: 01228 - VanSchouwen, Matt VanSchouwen, Matt	Expense Reimbursement	279.47
Vendor 01228 - VanSchouwen, Matt Total:		279.47
Vendor: 00044 - VESTIS Inc VESTIS Inc	Supplies-rEvent Center- Acct 860201396	1,168.75

Expense Approval Report

Vendor Name
 VESTIS Inc

Amount
 233.75
 1,402.50

Vendor 00044 - VESTIS Inc Total:

Vendor: 01252 - VISSER BROTHERS PLUMBING & HTG
 VISSER BROTHERS
 PLUMBING & HTG

142.60

Vendor 01252 - VISSER BROTHERS PLUMBING & HTG Total:

142.60

Vendor: 01282 - WESCO DISTRIBUTION INC
 WESCO DISTRIBUTION INC

7,818.28
 7,818.28

Vendor 01282 - WESCO DISTRIBUTION INC Total:

Vendor: 01299 - WILLIAMS & CO
 WILLIAMS & CO
 WILLIAMS & CO
 WILLIAMS & CO
 WILLIAMS & CO

5,184.00
 5,184.00
 5,184.00
 5,184.00
 20,736.00

Vendor 01299 - WILLIAMS & CO Total:

Vendor: 01322 - Ziegler Cat - Sioux City
 Ziegler Cat - Sioux City

3,236.36

Vendor 01322 - Ziegler Cat - Sioux City Total:

3,236.36

Grand Total: 313,429.42

Description (Item)

Supplies for Event Cemter

Filters- Sewer Plant

Electrical Materials-

Audit Services
 Audit Services
 Audit Services
 Audit Services

Payloader Repairs- Fuel
 Injecto- Street

ORDINANCE NO. 862

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE NORTH WEILAND URBAN RENEWAL AREA, IN CITY OF ORANGE CITY, COUNTY OF SIOUX STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ORANGE CITY, COUNTY OF SIOUX, MOC-FLOYD VALLEY COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE NORTH WEILAND URBAN RENEWAL AREA (**THE NORTH WEILAND URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Orange City, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 19th day of January, 2026, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the North Weiland Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Those portions of the southwest quarter of the southwest quarter (SW1/4-SW1/4) and the southeast quarter of the southwest quarter (SE1/4-SW1/4) of Section 28, Township 95 North, Range 44 West of the 5th P.M., Orange City, Sioux County, Iowa, described as follows:

Beginning at the northeast corner of North Weiland, Second Addition to said Orange City, thence North 89°19'30" West along the north line of said Second Addition for a distance of 187.82 feet to the southeast corner of Parcel H in said SW1/4-SW1/4; thence North 00°40'30" East along the east line of said Parcel H for a distance of 189.02 feet to the northeast corner of said Parcel H; thence South 89°27'11" East along the south line of Parcel D in said SW1/4-SW1/4 for a distance of 28.94 feet to the southeast corner of said Parcel D; thence North 00°29'31" East along the east line of said Parcel D for a distance of 446.58 feet to the northeast corner of said Parcel D; thence South 89°26'57" East along the north line of the south half or the southwest quarter (S1/2-SW1/4) of said Section 28 for a distance of 416.29 feet; thence South 00°38'16" West for a distance of 1329.58 feet to the south line of the SW1/4 of said Section 28; thence North 89°24'10" West along said south line for a distance of 287.90 feet to the southeast corner of William's Addition to said City of Orange City; thence North 00°28'01" West along the east line of said William's Addition for a distance or 191.21 feet to the south line of North Weiland, Second Addition; thence South 89°17'54" East along said south line for a distance of 34.86 feet to the southeast corner or said North Weiland, Second Addition; thence North 00°40'30" East along the east line of said North

Weiland, Second Addition for a distance of 502.23 feet to the Point of Beginning, containing 10.423 acres more or less. Subject to easements, if any, of record or apparent.

Basis of Bearings: All bearings are referenced to the Iowa Regional Coordinate System, Zone 1.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Orange City, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Orange City, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Orange City, County of Sioux, MOC-Floyd Valley Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Orange City, State of Iowa, certifies to the Auditor of Sioux County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Orange City, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Orange City, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings;

and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Orange City, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

LEASE - BUSINESS PROPERTY - SHORT FORM
THE IOWA STATE BAR ASSOCIATION
Official Form No. 165
Recorder's Cover Sheet

Preparer Information: Bradley K. De Jong, 121 Albany Avenue NE, Orange City, IA 51041,
Tel: (712) 737-4851

Taxpayer Information: (name and complete address)
City of Orange City, Iowa, P.O. Box 406, Orange City, IA 51041

Return Document To:
Bradley K. De Jong, 121 Albany Avenue NE, Orange City, IA 51041

Grantors:
City of Orange City, Iowa

Grantees:
Zomer R.V. & Rentals

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



LEASE - BUSINESS PROPERTY - SHORT FORM

THIS LEASE, made and entered into this _____, by and between City of Orange City, Iowa ("Landlord"), whose address, for the purpose of this lease, is P.O. Box 406, Orange City, IA 51041, and Zomer R.V. & Rentals ("Tenant"), whose address for the purpose of this lease is 907 Highway 10 West, Orange City, IA 51041.

The parties agree as follows:

- 1. PREMISES AND TERM.** Landlord leases to Tenant the following real estate, situated in Sioux County, Iowa:

The South 500 feet of the former airport property located on Lot 5, Industrie Centrum West First Addition, Orange City, Iowa. (Does not include grassy areas of Lot 5)

together with all improvements thereon, and all rights, easements and appurtenances thereto belonging, for a term beginning on February 1, 2026, and ending on January 31, 2027, upon the condition that Tenant performs as provided in this lease.

- 2. RENT.** Tenant agrees to pay Landlord as rent \$500.00 per month, in advance commencing on February 1, 2026, and on the 1st day of each month thereafter, during the term of this lease. Rent for any partial month shall be prorated as additional rent. Tenant shall also pay: N/A.

All sums shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing. Delinquent payments shall draw interest at 8% per annum.

- 3. POSSESSION.** Tenant shall be entitled to possession on the first day of the lease term, and shall yield possession to Landlord at the termination of this lease. SHOULD LANDLORD BE UNABLE TO GIVE POSSESSION ON SAID DATE, TENANT'S ONLY DAMAGES SHALL BE A PRO RATA ABATEMENT OF RENT.
- 4. USE.** Tenant shall use the premises only for trailer storage.
- 5. CARE AND MAINTENANCE.**
 - A. Tenant takes the premises as is, except as herein provided.
 - B. Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition and shall make all repairs, replacements and improvements to the premises, INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANT'S USE OF THE PREMISES. Tenant shall make no structural changes or alterations without the prior written consent of Landlord. Unless otherwise provided, and if the premises include the ground floor, Tenant agrees to remove all snow and ice and other obstructions from the sidewalk on or abutting the premises.
- 6. UTILITIES AND SERVICES.** Tenant shall pay for all utilities and services which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to

- resume such services.
7. **SURRENDER.** Upon the termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant. Continued possession, beyond the term of this Lease and the acceptance of rent by Landlord shall constitute a month-to-month extension of this lease.
 8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord, which consent shall not unreasonably be withheld.
 9. **INSURANCE.**
 - A. **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss (formerly all risks coverage). To the extent permitted by their policies the Landlord and Tenant waive all rights of recovery against each other.
 - B. **LIABILITY INSURANCE.** Tenant shall obtain commercial general liability insurance in the amounts of \$2,000,000.00 each occurrence and \$1,000,000.00 annual aggregate per location. This policy shall be endorsed to include the Landlord as an additional insured.
 10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.
 11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify and hold harmless Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.
 12. **DAMAGE.** In the event of damage to the premises, so that Tenant is unable to conduct business on the premises, this lease may be terminated at the option of either party. Such termination shall be effected by notice of one party to the other **within 20 days** after such notice; and both parties shall thereafter be released from all future obligations hereunder.
 13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.
 14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**
 - EVENTS OF DEFAULT
 - A. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the lease; (3) abandonment of the premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the premises for more than fifteen (15) consecutive business days; (4) institution of voluntary bankruptcy proceedings by Tenant; institution of involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of

creditors of the interest of Tenant under this lease agreement; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after the appointment of the receiver.

NOTICE OF DEFAULT

- B.** Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three notices for the same default within any 365-day period.

REMEDIES

- C.** In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.
- 15. SIGNS.** Landlord, during the last 90 days of this lease, shall have the right to maintain on the premises either or both a "For Rent" or "For Sale" sign. Tenant will permit prospective tenants or buyers to enter and examine the premises.
- 16. NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid.
- 17. PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.
- 18. CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and

hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

19. ADDITIONAL PROVISIONS.

Landlord may terminate this lease prior to the conclusion of the lease term by giving Tenant written notice of termination at least thirty (30) days prior to the termination date.

CITY OF ORANGE CITYK, IOWA,
LANDLORD

ZOMER R.V. & RENTALS, TENANT

By: Deb De Haan, Mayor

By: _____
Its: _____

By: Janet Brown, City Clerk



125 Central Ave. S.E. POB 406 Orange City, IA 51041 712-707-4885

ORANGE CITY RETAIL INCENTIVE APPLICATION

Name of Business Mulder Auto, Tire & Lube

Owners Scott Mulder

Type of Retail Car Parts, Accessories, Car Sales

Physical Address 306 8th St SW

Phone Number _____

Financial Institution N/A

Grand Opening Date (approx.) May 2026

Retail Incentive program being applied for:

I. Retail Encouragement Loan Program

a. Attach a drawing of the building showing the new or expanded retail space with a highlighter. Dimensions with square footage.

b. Provide a copy of all fixed assets (dollar amounts) pertaining to expanding or new retail space.

c. Requested loan: # of sq. foot 1868 x \$ 5.70 = \$ 10,647.60

II. Retail Utility Incentive Program

Orange City-City Council Approval

Mayor _____ Date _____

Number of sq. foot _____ x \$ _____ = \$ _____