

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: February 2, 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. Axis Holdings Urban Renewal Plan
 - Public hearing on the proposed Axis Holdings 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 Axis Holdings Urban Renewal Plan
 - Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Axis Holdings Urban Renewal Plan

7. Axis Holdings Urban Renewal Plan
 - Public hearing on the proposal to enter into a Development Agreement with Axis Holdings, LLC
 - Resolution approving and authorizing execution of a Development Agreement by and between the City of Orange City and Axis Holdings, LLC

8. Public hearing on the matter of adoption of plans, specifications, form of contract and estimate of costs for the construction of the 7th Street Reconstruction and Resurfacing Project
 - Adopt plans, specifications, form of contract and estimate of cost
 - Consideration of bids and award of contract

9. LOSAP guidelines

10. \$2,560,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A
 - Resolution directing the acceptance of a proposal to purchase \$2,560,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A

11. Gas worker position


12. Retail alcohol license renewal application

13. Administrative reports

14. Council comments

15. Adjournment

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



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

COUNCIL MEETING
AGENDA NOTES
February 2, 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 19, 2026 and January 26, 2026 council meetings are enclosed for your review. Exhibit 1
6. This public hearing is to consider a new Urban Renewal Plan called Axis Holdings LLC. This plan is the area just north of city hall for a two-story commercial/residential building. 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 2
7. This is the time and place for the public hearing on the development agreement between the City and Axis Holdings, LLC. Axis will receive tax increment financing dollars for the new constructed building located just to the north of city hall starting in the fall of 2027. The agreement only applies to the commercial portion of the building. The agreement is for ten years. After the public hearing we recommend approving the agreement. Agreement will be sent by email due to the size of the document.
8. At the January 19 meeting, Council took action to order construction of the 7th St Reconstruction & Resurfacing Project and scheduled a public hearing for today's meeting. Since then, the IDOT received bids on January 21, with De Loss Construction (Spencer, IA) submitting the low bid of \$1,815,185 (engineer's est. \$2,050,000). We recommend Council hold the public hearing to consider plans, specifications, form of contract, and estimate of cost. We also recommend council award the project to De Loss Construction and direct Mayor and staff to execute the contract documents. Exhibit 3
9. As we have discussed at previous council meetings, city staff has been working with the OC Fire Department to enroll in Iowa's new Length of Service Award Program (LOSAP). We have previously passed a resolution to officially enroll in the program by the February 28 deadline. The next step is to approve the program guidelines specifying eligibility requirements and other program specifics for the fire department. The attached guidelines follow a suggested template and have been customized for the OCFD. Exhibit 4
10. The purchase agreement is locking in the interest rates over the course of the bonds, which are for ten years. These bonds again are for the aerial ladder that will arrive in a few months and refunding of the 2019A bonds. The interest rates get locked in on Monday morning and we will report them at the meeting.

11. City staff has been interviewing candidates for the Natural Gas Worker position. We recommend hiring Shane Schuller for this position. Shane currently works for Boer & Sons and has previous experience at EZ-Liner and Seikisui. With the recent notice of resignation from Louis Vander Velde, we will continue with interviews and anticipate another recommendation at the February 16 council meeting.
12. We have received a renewal application for a Special Class C Retail Alcohol License from Holland Plaza Theater. Everything is in order.
13. Administrative reports:

Scheduled Meetings/Important Dates:

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.

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 19, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on January 19, 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: Janet Brown, Matt Van Schouwen, Kent Anderson, and Jim Pottebaum

Guests: Sarah Weber, Doug Calsbeek, Marlin Vollink, and Mike Stokes

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

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

Approval of Minutes: The minutes of the January 5, 2026 council meeting were presented. A motion was made by Council member Daron De Jong 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: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Fiscal Year 2024-2025 Comprehensive Annual Report: Justin Jacobsma with Williams and Company was present to review the fiscal year 2024-2025 Comprehensive Annual Report. A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga approving the fiscal year 2024-2025 Comprehensive Annual Report. 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.

Financial Report: The monthly financial report for December 2025, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Olivia Chapman 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: Olivia Chapman, Daron De Jong, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from December 16, 2025 through January 19, 2026 was presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None.

North Weiland Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider the North Weiland Urban Renewal Plan for North Weiland Third Addition. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed Urban Renewal Plan. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga adopting a 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. 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. The resolution was assigned number 1-19-26-2172 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 Olivia Chapman approving the first reading of proposed Ordinance No. 862, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the North Weiland Urban Renewal

Plan. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga to waive the second and third readings of proposed Ordinance No. 862. 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.

A motion was made by Council member Daron De Jong and duly seconded by Council member Bret Walinga to adopt Ordinance No. 862, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the North Weiland Urban Renewal Plan. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Olivia Chapman; NAYS: None; ABSTAIN: Mark Scallon.

North Weiland Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider the Development Agreement with Schuiteman/Vollink Real Estate Development, LLC in which the developer will receive tax increment financing dollars from the North Weiland Third Addition. 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 Olivia Chapman and duly seconded by Council member Bret Walinga adopting a resolution approving and authorizing execution of the Development Agreement by and between the City of Orange City and Schuiteman/Vollink Real Estate Development, LLC. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Bret Walinga, Andrew Bloemendaal, Daron De Jong; NAYS: None. ABSTAIN: Mark Scallon. The resolution was assigned number 1-19-26-2173 and appears in the official resolution book. Records are kept in Appendix 22.

\$2,600,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting a resolution approving distribution of the Preliminary Official Statement. 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. The resolution was assigned number 1-19-26-2174 and appears in the official resolution book.

Resolution Approving Tax Abatement Applications & Minimum Assessment Agreements: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal adopting a resolution approving the tax abatement applications and minimum assessment agreements to be forwarded on to the County Assessor for determination of qualification. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None. The resolution was assigned number 1-19-26-2175 and appears in the official resolution book.

Airport Property Lease: A motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman approving the lease with Zomer R.V. & Rentals for the south 500' of the former airport runway property located on Lot 5, Industrie Centrum West First Addition at \$500/month. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None.

Retail Encouragement Loan Program Application: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the Retail Encouragement Loan Program application submitted by Mulder Auto, Tire & Lube for their new location at 306 8th Street SW in the amount of \$10,647.60. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Bret Walinga, Daron De Jong, Mark Scallon; NAYS: None; ABSTAIN: Andrew Bloemendaal.

Resolution Ordering Construction of the 7th Street Reconstruction and Resurfacing Project and Setting Public Hearing Date: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal adopting a resolution ordering the construction of the 7th Street Reconstruction and Resurfacing Project and setting 4:30 P.M. on February 2, 2026 as the time for a public hearing. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None. The resolution was assigned number 1-19-26-2176 and appears in the official resolution book.

Landsmeer Golf Course Board Member Approval: A motion was made by Council member Mark Scallon and duly seconded by Council member Olivia Chapman approving the appointments of Paul Janssen and Jameson Guthmiller to the Landsmeer Golf Course Board. These appointments will replace Austin Reitz and Aaron Aberson. 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.

Retail Alcohol License Renewal Applications: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the renewal application for a Class C Retail Alcohol License from Landsmeer Golf Club and a Class B Retail Alcohol License from Dollar General. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None.

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.

Oral reports: Matt will be scheduling photos for new members; provided project updates; reported on Sioux County Regional Airport meeting.

Council Comments: The Mayor called for comments from members of the Council and none were heard.

Fiscal Year 2026-2027 Budget Discussions – General Funds: Management presented a draft copy of the general funds proposed budget for the 2026-2027 fiscal year. The proposal included a statement of changes in funds balances, sources and uses of working capital, statement of changes in retained earnings and line item detail of revenue and expenditures for the general funds. Also identified were tax levies for the proposed budget year and previous years. A lengthy discussion followed with no official action taken.

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 8:18 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Council Meeting
January 26, 2026

The City Council met in special session pursuant to adjournment at 4:30 o'clock P.M. on January 26, 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

Staff: Matt Van Schouwen, Kent Anderson, Ryan Mc Ewen, and Jason Budden

Guests: Doug Calsbeek, Sarah Weber, and Jadel Foreman

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

Fiscal Year 2026-2027 Budget Discussions: The Mayor and Council reviewed updated budget information from the general funds and reviewed the utility funds. No official action was taken.

Adjournment: No further business appearing it was therefore moved by Council member Bret Walinga and seconded by Council member Daron De Jong to adjourn. 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. Adjournment time was 5:44 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

**AXIS HOLDINGS
URBAN RENEWAL PLAN**

for the

**AXIS HOLDINGS
URBAN RENEWAL AREA**

CITY OF ORANGE CITY, IOWA

2026

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**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.

4926-9001-2277-4\10969-275

ORDINANCE NO. 863

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AXIS HOLDINGS 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, ORANGE CITY 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 AXIS HOLDINGS URBAN RENEWAL AREA (**THE AXIS HOLDINGS 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 2nd day of February, 2026, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Axis Holdings Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

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.

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, Orange City 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

Read First Time: _____, 2026

Read Second Time: _____, 2026

Read Third Time: _____, 2026

PASSED AND APPROVED: _____, 2026.

I, _____, City Clerk of the City of Orange City, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Capitol Democrat on _____, 2026.

City Clerk, City of Orange City, State of Iowa

(SEAL)

4898-7954-9319-1\10969-275



Contracts and Specifications Bureau

01/21/2026 2:29 PM

Project(s) and Vendor Ranking

Page 2 of 2

Call Order: 108
Letting Date: January 21, 2026 10:00 A.M.
Letting Status: AWARDED
Contract Period: Start Date: 04/20/26 100 Working Days

Contract ID: 84-5732-609
Awarded Vendor: DELOSS CONSTR., INC.

Primary County: SIOUX
DBE Goal: 10%

Rank	Vendor ID	Vendor Name	Total Bid	Percent Of Low Bid
1	DE180	DELOSS CONSTRUCTION, INC.	\$1,815,184.73	100.00%
2	HA535	STEVE HARRIS CONSTRUCTION, INC.	\$1,834,483.59	101.06%
3	HU089	HULSTEIN EXCAVATING, LLC	\$1,899,599.55	104.65%
4	BA105	BAINBRIDGE CONSTRUCTION L.L.C.	\$2,051,722.03	113.03%
5	SI200	SIOUX CITY ENGINEERING CO.	\$2,062,501.77	113.62%
6	B.192	EXCEL & CONSTRUCTION, INC	\$2,065,000.00	113.76%

Engineer's Estimate - \$2,050,000

CONFIDENTIAL - destroy if not awarded

ORANGE CITY FIRE DEPARTMENT LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

PROGRAM GUIDELINES

The Length of Service Award Program, hereafter called "LOSAP", was a program established by the State of Iowa to provide tax-deferred income benefits to eligible, active volunteer members of fire departments, such as the Orange City Fire Department (OCFD), by means of investment in those products permitted.

The annual contribution for each year of current and future service for eligible active OCFD volunteers shall consist of contributions from the State of Iowa and the City of Orange City. Contributions shall be structured with the objective of maximizing the total annual contribution established by the State of Iowa. The States amount will be issued annually, according to the emergency services volunteer length of service award program act reference Iowa HF1002 – Section 100B.

Under the length of service award program, a year of active emergency service will be credited for each calendar year in which an active volunteer member accumulates points that are granted in accordance with the point schedule.

The length of service award program point schedule, activity requirements and special situations will apply such as requested leave and/or injury.

LOSAP funds may be transferred to or from a similar plan or program, with another LOSAP plan.

Vested LOSAP funds may be withdrawn (without IRS penalty) as follows:

1. Separation from volunteer service
2. Financial hardship
3. Disability
4. Death

Prior to the regular, not organizing, January meeting of the Orange City Council, OCFD will provide the City of Orange City Finance Officer with the list of OCFD members who qualified under the LOSAP program for the previous year. Such reports should be held confidentially in accordance with the length of service awards program act (law). Upon receipt of the certification list, the City of Orange City Council will review it and approve the final certification.

If the City of Orange City Council has questions concerning the eligibility of any individual, it may request supplemental documentation from the OCFD. It will be the responsibility of the questioning member(s) of the Council of Orange City to examine the supplemental documentation within a reasonable time of 30 days after their January meeting. It shall be the decision of the OCFD regarding the eligibility of any participants. Any Volunteer member has the right to appeal this decision for a period of 30 days, at which time the decision of the OCFD Executive Committee shall be final and the list shall be certified.

A volunteer may request, in writing, to have their name deleted from the list as a participant in the LOSAP program and will remain as a non-participant until the request is similarly withdrawn.

Minor clarifying or administrative amendments that do not significantly affect the State of Iowa approved plan will be handled by the City Manager, City Finance, the Orange City Fire Chiefs, and the OCFD Secretary/Treasurer, and communicated to OCFD participants and City Council members

LOSAP Point Schedule

The point schedule of the OCFD will be established and maintained by the OCFD Fire chief and are as follows:

- * 1 point/ OCFD call (max: 50 Pts/yr)
- * 1 point/OCFD training/meeting (max: 25 Pts/yr)
- * 5 points per FF certification level (max: 25 Pts/yr) [FEL, FFII, DOP, DOA, etc.]
- * 25 points per elected Officer (max: one office/yr)
- * 1 point/other training, maintenance, comm. service, etc. approved by the Fire Chief (max: 25 Pts/yr)

Minimum Points Requirements for LOSAP benefit are only earned if the minimum required points are met as follows:

Firefighter: 80 Officer: 120

OCFD is responsible for accurately tracking LOSAP points for each member annually.

Appeal Process

An active volunteer member whose name does not appear on the approved certification list may appeal within 30 days of the posting of the list. The appeal must be in writing to the secretary/treasurer of the Orange City Fire Department. The secretary/treasurer must investigate the appeal, which is subject to judicial review. Once the 30 days have elapsed, and subject to holding any members under appeal, the approved certification list will become final.

DEFINITIONS:

"ACTIVE VOLUNTEER MEMBER":

Means a person who has been so designated by membership in accordance with the by-laws of the Orange City Fire Department, and who is faithfully and performing volunteer service in that organization.

Eligible Volunteer Orange City Fire Department:

The Orange City Fire Department (hereafter called "OCFD")

"LOCAL UNIT":

Orange City Fire Department.

"SPONSORING AGENCY":

The City of Orange City

"YEAR OF ACTIVE EMERGENCY SERVICE":

The year will be a calendar year from January 1 to December 31 of each year in which the active volunteer member is eligible. The eligible members shall participate in the squad service and satisfy the minimum requirements of participation, established by the OCFD on a consistent and uniform basis.

"PARTICIPANT":

An active volunteer member of OCFD, who is eligible for benefit under a service award program.

"CERTIFICATION LIST":

The OCFD will furnish to the City of Orange City an annual certification list, certified under oath, of all volunteer members who have qualified for credit under the LOSAP program, for the previous year.

"ELECTED OR APPOINTED POSITIONS":

Chief, Assistant Chief, Captain, President, Vice President, Secretary/Treasurer that are active volunteer members of the OCFD.

"VEST/ VESTING":

An active volunteer member shall be eligible to vest in the length of service award program provided under the provisions of Iowa HF1002 – Section 100B if the active volunteer member has completed at least 3 years of emergency service in OCFD. Prior Service credit will not count toward vesting in the program.

"CREDIT":

Credits will only be given for volunteer emergency service in OCFD.