

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: April 6, 2026

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

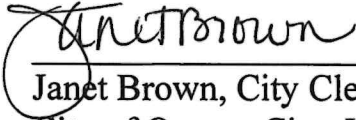
Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

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. Public hearing on the matter of adoption of plans, specifications, form of contract and estimate of costs for the construction of the Madison Place Extension Project
 - Adopt plans, specifications, form of contract and estimate of cost
 - Consideration of bids and award of contract
7. Downtown Visioning Task Force report
8. Set public hearing for tentative approval of fiscal year 2026-2027 budget
9. Dutch front approval - RTI
10. Lot purchase agreement with Wielenga Properties

11. Real estate purchase
12. Special event permit application
13. Recreation/health facility discussion
14. Administrative reports
15. Council comments
16. Closed session per Iowa Code Section 21.5.1(j) – real estate
17. 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
April 6, 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 March 16, 2026 council meeting are enclosed for your review. Exhibit 1
6. Six bids were received for the Madison Place Extension Project ranging from \$730,244.88 to \$1,183,618.85. The engineer's estimate was \$1,081,678. The low bid was submitted by Solsma Excavating at \$730,244.88. City staff and Beck Engineering recommend awarding the contract to Solsma Excavating.
7. Steve Roesner will share the Downtown Visions Task Force report.
8. We would like to ask for tentative approval and to set the second required public hearing date for April 20 for the 2026-2027 fiscal year budget. Exhibit 2
9. City Council previously approved the funding for a new Dutch front for the RTI commercial building located along Highway 10 and Frankfort Place SE. The estimated cost for the Dutch front was originally estimated at \$330,180.35. The City has received the final invoice for the Dutch front with the cost being \$340,954.14. City Council previously approved funding up to \$100,000 for the Dutch front facing Frankfort Place SE. With approval the reimbursement to RTI will be \$100,000.00.
10. Wielenga Properties is requesting City Council approve a lot purchase agreement for a proposed development in Puddle Jumper Trail Eleventh Addition along 14th St SE. The agreement would reserve lots 14-19 and agree to the final payment of the lots at completion of construction on each lot. They will pay the set price of \$35,000 per lot. The agreement will expire after 5 years with the city retaining all lots that construction has not started on. Exhibit 3

Building tentative schedule as follows:

- Total number of units: 16 apartments. 2 Duplexes (4 units)
- 2026: 2 apartment buildings on lots 15 & 16
 - 2027: duplex lot 14
 - 2028: 2 apartment buildings on lots 17 & 18
 - 2029: duplex lot 19

11. City staff have been working with the OC Area Health System to purchase property to extend the North Weiland development. The parcel of 36.6 acres is adjacent to the east side of the current development. Staff will present a proposal to purchase the property and recommends council approve the purchase.

12. We have received a special event permit application from the Chamber for the 2026 Farmers Market which will be on Saturday's, beginning May 23 through September 12, on Central Avenue between 1st and 2nd Street North. Exhibit 4
13. At the March 16 meeting, council discussed the formation of a committee to consider a potential facility for recreation, health, and fitness. This time is intended to further discuss the committee.
14. Administrative reports:

 Scheduled Meetings/Important Dates:
 April 20 Council Meeting, 4:30 P.M.
 May 4 Council Meeting, 4:30 P.M.
 May 14-16 Tulip Festival
 May 18 Council Meeting, 4:30 P.M.
 June 1 Council Meeting, 4:30 P.M.
 June 15 Council Meeting, 4:30 P.M.
15. Council comments
16. We will enter into a closed session to discuss a potential real estate transaction.

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
March 16, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on March 16, 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, Jim Pottebaum, and Jason Budden

Guests: Doug Calsbeek, Dan Roghair, and McKenzie Kuiken

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

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

Approval of Minutes: The minutes of the March 2, 2026 council meeting were presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving said minutes as published. 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.

Financial Report: The monthly financial report for February 2026, 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 Wallinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from February 17, 2026 through March 16, 2026 was presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving the monthly bills, subject to audit. 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.

2026 Natural Gas Operation and Maintenance Plan – Adopt Revision 1.2: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman adopting Revision 1.2 to the 2026 Natural Gas Operation and Maintenance Plan. 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.

Tractor Purchase: A motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal approving the purchase of a tractor from Konz Repair for \$88,000. 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.

Recreation/Health Facility Discussion: Daron would like to see a task force developed to determine the needs and directive for a joint recreation/health facility between the city, college, and hospital. Council agreed with the concept and will provide suggestions for task force members to Matt. No official action was taken.

Administrative Reports:

Scheduled Meetings/Important Dates:

April 6	Budget Public Hearing, 4:15 P.M.
April 6	Council Meeting, 4:30 P.M.
April 20	Council Meeting, 4:30 P.M.
May 4	Council Meeting, 4:30 P.M.
May 14-16	Tulip Festival
May 18	Council Meeting, 4:30 P.M.

June 1
June 15

Council Meeting, 4:30 P.M.
Council Meeting, 4:30 P.M.

Oral reports: Matt will be scheduling the strategic planning session; congratulated local teams, Northwestern and Unity; mentioned challenges with glass recycling and future of the program.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Olivia shared its 59 days until Tulip Festival.

Adjournment: No further business appearing it was therefore moved by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal to adjourn. 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. Adjournment time was 4:57 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

Exhibit 2

City of: **ORANGE CITY**

The City Council will conduct a public hearing on the proposed Budget at: **The Orange City Council Chambers Meeting Date: 4/20/2026 Meeting Time: 04:30 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	14.00581
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(712) 707-4885

City Clerk/Finance Officer's NAME
Kent Anderson

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	5,423,702	4,778,772	4,503,568
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	5,423,702	4,778,772	4,503,568
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	700,000	700,000	657,603
Other City Taxes	6	1,434,825	1,425,500	1,569,209
Licenses & Permits	7	8,500	6,731	8,355
Use of Money and Property	8	1,874,050	1,899,050	1,846,061
Intergovernmental	9	1,247,891	1,291,797	1,312,452
Charges for Fees & Service	10	112,357,220	98,984,220	95,678,259
Special Assessments	11	7,500	7,500	5,539
Miscellaneous	12	177,500	288,500	413,352
Other Financing Sources	13	7,000,000	1,767,274	2,771,149
Transfers In	14	2,467,878	2,300,539	1,213,145
Total Revenues and Other Sources	15	132,699,066	113,449,883	109,978,692
Expenditures & Other Financing Uses				
Public Safety	16	1,894,842	3,107,030	2,129,798
Public Works	17	1,597,324	1,554,136	1,587,888
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,211,398	2,466,674	2,269,497
Community and Economic Development	20	636,498	604,202	365,717
General Government	21	1,498,870	1,495,478	1,163,320
Debt Service	22	2,042,438	1,972,210	1,776,438
Capital Projects	23	9,840,562	2,471,694	1,483,875
Total Government Activities Expenditures	24	19,721,932	13,671,424	10,776,533
Business Type / Enterprises	25	109,783,489	96,623,322	91,860,140
Total ALL Expenditures	26	129,505,421	110,294,746	102,636,673
Transfers Out	27	2,467,878	2,300,539	1,213,145
Total ALL Expenditures/Transfers Out	28	131,973,299	112,595,285	103,849,818
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	725,767	854,598	6,128,874
Beginning Fund Balance July 1	30	97,994,218	97,139,620	91,010,746
Ending Fund Balance June 30	31	98,719,985	97,994,218	97,139,620

