

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