

The City Council met in regular monthly session pursuant to adjournment at 4:30 o'clock P.M. on February 2, 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, Jason Budden, Ryan McEwen, Jim Pottebaum, and Kent Anderson

Guests: Doug Calsbeek, Sarah Weber, Mark Nyhoff, Dan Roghair, and Jennie Droog

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

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

Approval of Minutes: The minutes of the January 19, 2026 and January 26, 2026 council meetings were presented. A motion was made by Council member Daron De Jong 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: Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

Axis Holdings Urban Renewal Plan: This being the time and place as advertised a public hearing was held to consider the proposed Axis Holdings Urban Renewal Plan. 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 Bret Walinga and duly seconded by Council member Daron De Jong 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 Axis Holdings Urban Renewal Plan. 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 2-2-26-2177 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 Bret Walinga approving the first reading of proposed Ordinance No. 863, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Axis Holdings 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.

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. 863. 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. 863, an ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Axis Holdings 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, Mark Scallon; NAYS: None.

Axis Holdings Urban Renewal Plan: This being the time and place as advertised a public

hearing was held to consider the Development Agreement with Axis Holdings, LLC in which the developer will receive tax increment financing dollars from the commercial portion of the new constructed building located at 117 Central Ave SE. 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 Axis Holdings, LLC. 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 2-2-26-2178 and appears in the official resolution book. Records are kept in Appendix 22.

Public Hearing on the Matter of Adoption of Plans, Specifications, Form of Contract and Estimate of Costs for the Construction of the 7<sup>th</sup> Street Reconstruction and Resurfacing Project: This being the time and place as advertised a public hearing was held to consider the plans, specifications, form of contract and estimate of costs for the construction of the 7<sup>th</sup> Street Reconstruction and Resurfacing Project. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed project. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting the plans, specifications, form of contract and estimate of costs for the 7<sup>th</sup> Street Reconstruction and Resurfacing Project. On call of the roll motion carried: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

A motion was made by Council member Olivia Chapman and duly seconded by Council member Andrew Bloemendaal awarding the contract to Deloss Construction, Inc. in the amount of \$1,815,184.73. 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.

LOSAP Guidelines: A motion was made by Council member Daron De Jong and duly seconded by Council member Mark Scallon approving the Orange City Fire Department Length of Service Award Program (LOSAP) guidelines as presented. The guidelines are hereto attached and therefore made a part of these minutes. 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.

\$2,560,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga adopting a resolution directing the acceptance of a proposal to purchase \$2,560,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes, Series 2026A. 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 2-2-26-2179 and appears in the official resolution book. Records are kept in Appendix 22.

Gas Worker Position: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga approving the hiring of Shane Schuller as a Natural Gas Worker. 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.

Retail Alcohol License Renewal Application: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman approving the renewal application for a Special Class C Retail Alcohol License as submitted by Holland Plaza Theater. 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.

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  
April 20

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

Oral reports: Matt welcomed Jason Budden; shared Ty Taylor in the water department started today; interviewing for a natural gas worker and police officer; renewal time for rental permits/inspections; reported on R Perry and RTI construction progress; closed on Vision property last week. Janet shared the new cemetery software will be available to the public this week.

Council Comments: The Mayor called for comments from members of the Council and the following were received. Mark shared the library received their new book bike.

Adjournment: No further business appearing it was therefore moved by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal to adjourn. 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. Adjournment time was 4:54 o'clock P.M.

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Deb De Haan, Mayor

ATTEST: \_\_\_\_\_  
Janet Brown, City Clerk