

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: June 1, 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. Resolution proposing to dispose of city owned real estate
7. Resolution proposing vacation of utility easements
8. Axis Holdings, LLC Dutch front reimbursement
9. Retail alcohol license renewal application
10. Resolutions in support of Workforce Housing Tax Incentive Program Applications
11. Administrative reports
12. Council comments

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13. Close session per Iowa Code Section 21.5.1(j) – real estate
14. 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

Janet Brown, City Clerk of the
City of Orange City, Iowa
by *Matthew Shover*

COUNCIL MEETING
AGENDA NOTES
June 1, 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 May 18, 2026 council meeting are enclosed for your review. Exhibit 1
6. Northwestern College is working on a project at the grassed lot between Taco John's and Mulder Auto. The City owns a 30'x90' parcel on the southwest corner of the property. To enable the project, we propose to deed the parcel to NWC and retain a utility easement over the existing electric infrastructure. This process requires a public hearing which we recommend council set for the June 15 meeting. Exhibit 2
7. While reviewing a property sale, Klay Law Office found that there are three side-yard easements on 14th St SE over which several duplexes were constructed. The easements were established prior to development and are no longer needed. We propose that the City vacate these easements and set a public hearing for the June 15 meeting to act on this vacation. Exhibit 3
8. At the last meeting Council approved the Dutch front reimbursement of \$73,966.30 to Axis Holdings, LLC for their property at 117 Central Ave NE. While the project was large enough to maximize the \$100,000 at 50% reimbursement, Axis did not realize they needed to submit invoices for the full cost. They have now submitted invoices to receive the full reimbursement. We recommend council authorize an additional \$26,033.70 payment to Axis Holdings, LLC.
9. We have received a renewal application for a Special Class B Retail Alcohol License from Woudstra Meat Market. Everything is in order.
10. Two local developers intend to apply for Iowa Workforce Housing Tax Credits and are requesting resolutions of support from the City.
 - Rock Solid Rentals, LLC would like to construct a 4-plex townhome unit on Lot 17 of Puddle Jumper 10th Addition R-2. As part of the process, it is necessary to provide a resolution of support for the project and identify a local match. We are requesting approval of a ten-year tax abatement for this project. Exhibit 4
 - Wielenga Properties, LLC is planning to construct a 16-unit multifamily project on 14th St SE. We are recommending council approve a resolution of support for the project and identify a local match of a ten-year tax abatement. Exhibit 5

11. Administrative reports:

Scheduled Meetings/Important Dates:

June 15	Council Meeting, 4:30 P.M.
July 6	Council Meeting, 4:30 P.M.
July 13	Mayor's Cup
July 20	Council Meeting, 4:30 P.M.
August 3	Council Meeting, 4:30 P.M.
August 17	Council Meeting, 4:30 P.M.

12. Council comments

13. 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
May 18, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on May 18, 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, Daron De Jong, Mark Scallon, and Bret Walinga

Members Absent: Council member Olivia Chapman

Staff: Janet Brown, Ryan Mc Ewen, Kent Anderson, Jim Pottebaum, and Jason Budden

Guests: Doug Calsbeek, Dan Roghair, Sarah Weber, Jennie Droog, Mark Nyhoff, Patrick Maddox, Mary Lynn Glasser, and Kenton Vore

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, Mark Scallon; NAYS: None.

Oath of Office – Makya Hiemstra: Makya was sworn in as an Orange City Police Officer.

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

Approval of Minutes: The minutes of the May 4, 2026 council meeting were presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Mark Scallon approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Mark Scallon, Andrew Bloemendaal, Daron De Jong; NAYS: None.

Financial Report: The monthly financial report for April 2026, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Andrew Bloemendaal 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: Andrew Bloemendaal, Daron De Jong, Mark Scallon, Bret Wallinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from April 18, 2026 through May 15, 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, Daron De Jong, Mark Scallon; NAYS: None.

Proposed Ordinance No. 869 Amending Public Hearing Requirements Under Zoning Regulations: This being the time and place as advertised a public hearing was held to consider Ordinance No. 869, amending provisions pertaining to public hearing requirements for zoning and subdivisions. The Mayor called for comments from members of the audience. No one was heard speaking for or against the proposed ordinance. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal approving the first reading of Ordinance No. 869, an ordinance amending provisions pertaining to public hearing requirements for zoning and subdivisions. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Mark Scallon, Bret Walinga; NAYS: None.

A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Mark Scallon to waive the second and third readings of Ordinance No. 869. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Mark Scallon, Daron De Jong, Bret Walinga; NAYS: None.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting Ordinance No. 869, an ordinance amending provisions pertaining to public hearing requirements for zoning and subdivisions. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Mark Scallon; NAYS: None.

number 5-18-26-2191 and appears in the official resolution book.

Iowa DOT Agreement for Maintenance and Repair of Primary Roads: A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga approving the agreement with the Iowa DOT for the ongoing maintenance on Highway 10. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Bret Walinga, 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 Daron De Jong approving the renewal application for a Class C Retail Alcohol License from Prairie Winds Event Center. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Mark Scallon; NAYS: None.

Axis Holdings, LLC Dutch Front Reimbursement: City Council previously approved the allowable max funds for the Axis Holdings, LLC new Dutch front located at 117 Central Ave SE. Final invoicing for the project is \$147,932.60, making the reimbursement from the City \$73,966.30. A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the reimbursement of \$73,966.30 to Axis Holdings, LLC. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

June 1	Council Meeting, 4:30 P.M.
June 15	Council Meeting, 4:30 P.M.
July 6	Council Meeting, 4:30 P.M.
July 13	Mayor's Cup
July 20	Council Meeting, 4:30 P.M.

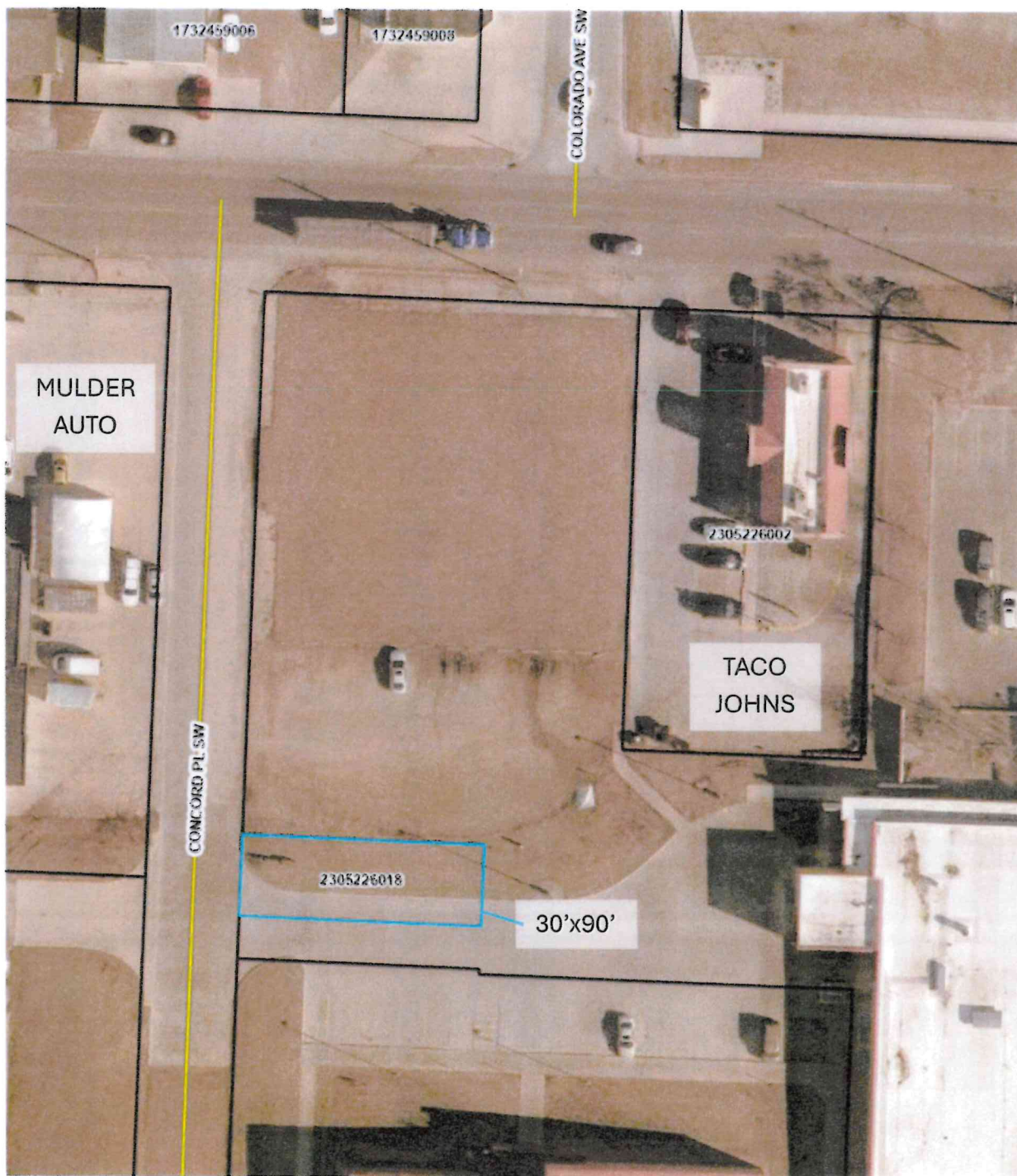
Oral reports: Jason provided updates on 7th Street, west substation, Vision development, and Madison Place.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Andrew thanked Jennie, the Tulip Festival team, and city staff for their work on the festival. Mark also thanked everyone, liked seeing more staff and officials involved. Daron stated that city staff are unsung heroes.

Adjournment: No further business appearing it was therefore moved by Council member Daron De Jong and duly seconded by Council member Bret Walinga to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Bret Walinga, Andrew Bloemendaal, Mark Scallon; NAYS: None. Adjournment time was 5:11 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk



Prepared by Bradley K. De Jong, 121 Albany Avenue NE, Orange City, IA 51041; 712-737-4851

**RESOLUTION PROPOSING TO DISPOSE OF CITY OWNED REAL ESTATE
RESOLUTION NO. _____**

WHEREAS, the City of Orange City is the owner of certain real estate property legally described herein below and now desires to sell to a third party; and

WHEREAS, Iowa Code Section 364.7 specifies that public hearing must be held on disposal of publicly held real estate so that all citizens may be informed and may participate in discussions regarding any proposed disposal of municipally owned realty; and

WHEREAS, it is timely and proper to hold a hearing and adopt a Resolution providing for approval of the sale of real estate, concerning the property known and described as:

The North 30 feet of Lot 5, Rozenboom's Addition in the Incorporated City of Orange City, Iowa.

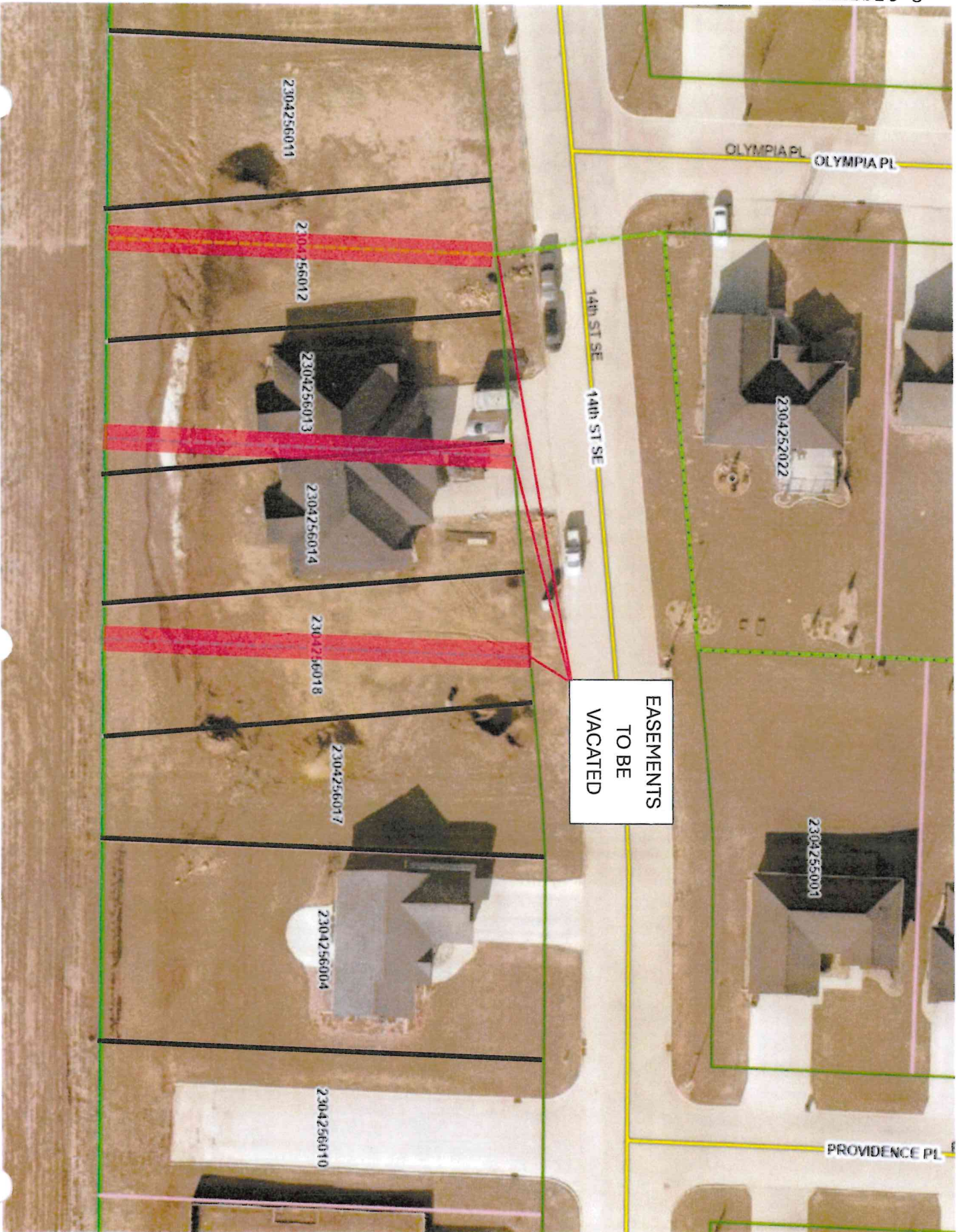
NOW, THEREFORE BE IT REMEMBERED that on this ___ day of _____, 2026, the City Council of the City of Orange City, Iowa, does adopt the following Resolution:

RESOLUTION

BE IT RESOLVED by the City Council of the City of Orange City, Iowa, that it sell the below described property known and described as:

The North 30 feet of Lot 5, Rozenboom's Addition in the Incorporated City of Orange City, Iowa,

for the amount of \$1.00 and other good and valuable consideration, and the City Council hereby authorizes the Mayor and/or City Clerk to execute all documents necessary to complete said transaction.



EASEMENTS
TO BE
VACATED

2304256011

2304256012

2304256013

2304256014

2304256018

2304256017

2304256004

2304256010

2304252022

2304255001

OLYMPIA PL

14th ST SE

PROVIDENCE PL

Prepared by: Bradley K. De Jong, 121 Albany Ave NE, P.O. Box 405, Orange City, IA 51041 712-737-4851

**RESOLUTION PROPOSING THE VACATION OF THE UTILITY EASEMENTS OF
THAT PORTION OF LOT 43, PUDDLE JUMPER TRAIL FIFTH ADDITION AND
THAT PORTION OF LOTS 1, 2 AND 3, PUDDLE JUMPER TRAIL SEVENTH
ADDITION, CITY OF ORANGE CITY, IOWA
RESOLUTION NO. _____**

WHEREAS, the City of Orange City has utility easements over certain real estate property legally described herein below and now desires to vacate said easements.

WHEREAS, Iowa Code Section 364.7 specifies that public hearing must be held on disposal of publicly held real estate so that all citizens may be informed and may participate in discussions regarding any proposed disposal of municipally owned realty; and

WHEREAS, it is timely and proper to hold a hearing and adopt a Resolution providing for approval of the vacation of the utility easements on the property known and described as:

The East 10 feet of Lot 43, Puddle Jumper Trail Fifth Addition and the West 10 feet of Lot 1, Puddle Jumper Trail Seventh Addition, except the South 40 feet thereof;

The East 10 feet of Lot 1, Puddle Jumper Trail Seventh Addition and the West 10 feet of Lot 2, Puddle Jumper Trail Seventh Addition, except the South 40 feet thereof; and

The East 10 feet of Lot 2, Puddle Jumper Trail Seventh Addition and the West 10 feet of Lot 3, Puddle Jumper Trail Seventh Addition, except the South 40 feet thereof.

NOW, THEREFORE BE IT REMEMBERED that on this ____ day of _____, 2026, the City Council of the City of Orange City, Orange City, Iowa, does adopt the following Resolution:

RESOLUTION

BE IT RESOLVED by the City Council of the City of Orange City, Iowa, that it vacate the utility easements on the below described property known and described as:



RESOLUTION NO 6-1-26-XXXX

A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY

WHEREAS, The City of Orange City is wanting to improve and enhance the quality and quantity of available housing options in Orange City; and

WHEREAS, Rock Solid Rentals, LLC is interested in building a 4-plex townhome unit building located in the Puddle Jumper Trail Tenth Addition to Orange City, Iowa; and

WHEREAS, Rock Solid Rentals, LLC will apply for tax credits to the Iowa Economic Development Authority through the Iowa Workforce Tax Incentive Program;

NOW, THEREFORE BE IT RESOLVED the City Council of Orange City agrees to financially support the Rock Solid Rentals, LLC housing project through a ten-year tax abatement for the four unit townhome building.

1. That the application for assistance on behalf of Rock Solid, LLC for the purpose of receiving benefits from the Workforce Housing Tax Credit Program is hereby approved.
2. That the local match policy requirement of IEDA, be fulfilled by the local tax exemption, which is 100% exemption of taxes on new construction for the first ten (10) years.

PASSED AND APPROVED this 1st day of June, 2026.

Mayor

ATTEST:

City Clerk

city of orange city
phone: 712.707.4885
fax: 712.707.4351

125 Central Ave SE Box 406
Orange City, IA 51041
orangecityiowa.com





RESOLUTION NO. 6-1-26-XXXX

A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY

WHEREAS, The City of Orange City is wanting to improve and enhance the quality and quantity of available housing options in Orange City; and

WHEREAS, Wielenga Properties, LLC is interested in building a 16-unit multifamily development in the Puddle Jumper Trail Eleventh Addition in Orange City, Iowa; and

WHEREAS, Wielenga Properties, LLC will apply for tax credits to the Iowa Economic Development Authority through the Iowa Workforce Tax Incentive Program;

NOW, THEREFORE BE IT RESOLVED the City Council of Orange City agrees to financially support the Wielenga Properties, LLC housing project through a local match of a ten-year tax abatement for the 16-unit apartment building.

1. That the application for assistance on behalf of Wielenga Properties, LLC for the purpose of receiving benefits from the Workforce Housing Tax Credit Program is hereby approved.
2. That the local match policy requirement of IEDA, be fulfilled by the local tax exemption, which is 100% exemption of taxes on new construction for the first ten (10) years.

PASSED AND APPROVED this 1st day of June, 2026.

Mayor

ATTEST:

City Clerk

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fax: 712.707.4351

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