

NOTICE AND CALL OF COUNCIL MEETING

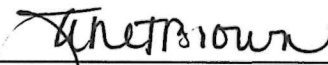
Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	August 3, 2026
Time of Meeting:	4:30 o'clock P.M.
Place of Meeting:	Council Chambers, City Hall, 125 Central Ave SE Orange City, Iowa

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. Amend Code of Ordinances, Chapter 165 Zoning Regulations, Section 165.10
Boundaries and Official Zoning Maps
 - Public hearing
 - Ordinance No. 871 adopting a new Official Zoning Map
7. Puddle Jumper Trail Twelfth Addition
 - Approval of Dedication and Plat Provisions
 - Public hearing to consider disposal of city owned real estate
 - Resolution authorizing disposal
8. Resolution to approve Missouri Basin Municipal Power Agency Power Sale Agreement (S-1)

9. Retail alcohol license renewal applications
10. Golf carts
11. Administrative reports
12. Council comments
13. 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
August 3, 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 July 20, 2026 council meeting are enclosed for your review. Exhibit 1
6. A public hearing has been scheduled for today's meeting to consider updates to the Official Zoning Map. Several changes have happened since the last update in 2022. After the public hearing, Council will consider Ordinance No. 871 adopting a new Official Zoning Map. Exhibit 2
7. Council will consider the Dedication and Plat Provisions for Puddle Jumper Trail Twelfth Addition, then hold a public hearing to consider the disposal of city owned real estate. The Dedication and Plat document includes the covenants for the subdivision and establishes lot pricing. Exhibit 3
8. Missouri River Energy Services (MRES) provides a variety of services to the city and electric utility, however, its primary and original purpose is to provide affordable power. The S-1 Agreement details the partnership between MRES and the city, and is crucial to MRES's ability to do business. The current agreement extends to 2057. Every ten years we extend the agreement to maintain the long-term relationship and to ensure borrowing security of the organization. We recommend council execute the extension to the agreement via resolution. Exhibit 4
9. We have received a renewal application for a Class C Retail Alcohol License from Los Tulipanes and for a Class E Retail Alcohol License from Dollar Fresh. Everything is in order.
10. At the July 20 council meeting, we discussed the potential of allowing golf carts on city streets. The Iowa Code states that cities may allow golf carts at their discretion and lists certain restrictions for their use. Staff will present considerations for the allowance of golf carts so council may discuss the potential of allowing them on city streets.

11. Administrative reports:

Scheduled Meetings/Important Dates:

August 17	Council Meeting, 4:30 P.M.
September 7	Council Meeting, 4:30 P.M.
September 21	Council Meeting, 4:30 P.M.
October 5	Council Meeting, 4:30 P.M.
October 19	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
July 20, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on July 20, 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, Jason Budden, Ryan Mc Ewen, Kent Anderson, and Jim Pottebaum

Guests: Maddie Schwarck, Doug Calsbeek, Jennie Droog, Kenton Vore, and Dan Roghair

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 Bloemendaal, Olivia Chapman, Bret Walinga; NAYS: None.

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

Approval of Minutes: The minutes of the July 6, 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; NAYS: None.

Financial Report: The monthly financial report for June 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, Bret Walinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from June 24, 2026 through July 20, 2026 was presented. A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Andrew Bloemendaal, Bret Walinga, Olivia Chapman, Daron De Jong; NAYS: None.

Set Date for Public Hearing to Amend the Code of Ordinances, Chapter 165 Zoning Regulations, Section 165.10 Boundaries and Official Zoning Maps: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman setting 4:30 P.M. on August 3, 2026 as the time for a public hearing to consider updating the Official Zoning Map. On call of the roll motion carried. The vote was as follows: AYES Bret Walinga, Olivia Chapman, Andrew Bloemendaal, Daron De Jong; NAYS: None.

Council member Mark Scallon entered the meeting at 4:39 P.M.

Resolution Proposing to Dispose of City Owned Property: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting a resolution proposing to dispose of City owned property known as Lots 1 – 28, Puddle Jumper Trail Twelfth Addition and set a public hearing for 4:30 P.M. on August 3, 2026. 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 7-20-26-2199 and appears in the official resolution book.

Electric Lineman Position: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the hiring of Ethan Osler for the Electric Lineman position. 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.

Special Event Permit: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the special event permit for

Diamond Vogel for their 100th anniversary celebration on August 5. 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.

Housing Update: Ryan reviewed residential lots for sale, available apartments, and future affordable housing. He also shared incentives used by surrounding communities and is recommending we continue as is. Mark Scallon questioned whether developers receive both a tax abatement and workforce housing tax credits in other communities. No official action was taken.

Library Board Appointments: Upon recommendation of Mayor De Haan, a motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman approving the appointment of JoEllen Harvey and reappointments of John Buntsma and Benjamin Langton to the Orange City Public Library Board of Trustees. 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:

July 22	Customer Appreciation Picnic
August 3	Council Meeting, 4:30 P.M.
August 17	Council Meeting, 4:30 P.M.
September 7	Council Meeting, 4:30 P.M.
September 21	Council Meeting, 4:30 P.M.

Oral reports: Matt gave a reminder for the customer appreciation picnic; shared Jackson Miller is resigning; would like to have Council tour city facilities in the future; reviewing golf cart usage in town; Dutch Heritage Boosters would like to place a Dutch themed statue in Windmill Park or by Stadscentrum. Council would like to see what it is before giving final approval. Brett suggested by the museum. Jason provided project updates. Dan thanked Council for the Veteran's memorial tablet replacement; fire truck being repaired; Tower 61 arriving Wednesday.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Mark asked for a North Weiland land purchase update. Ryan responded purchase is complete, working on the next steps – plat and pricing. Bret thanked the City workers; shared a comment about no side stoplight on Highway 10 at the Lincoln intersection.

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 5:15 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

ORDINANCE NO. 871

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADOPTING A NEW OFFICIAL ZONING MAP FOR THE CITY OF ORANGE CITY

BE IT ENACTED by the City Council of the City of Orange City, Iowa:

SECTION 1. OFFICIAL ZONING MAP. The Boundaries and Official Zoning Map as established in the City's Zoning Code referenced in Chapter 165, Section 165.10 of the City of Orange City Code of Ordinances is hereby replaced with a new Official Zoning Map as shown in Exhibit "A."

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as required by law.

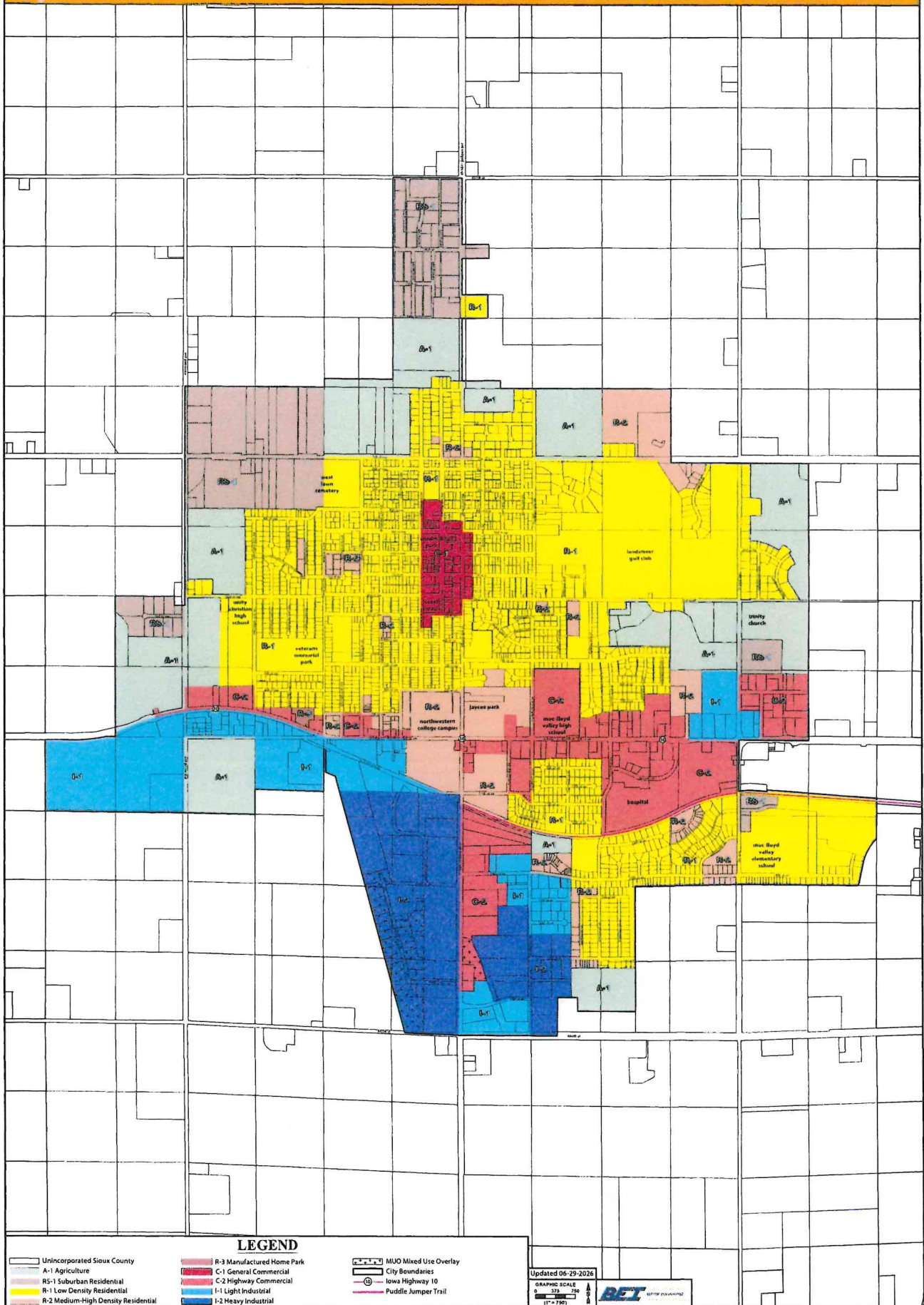
Passed and approved by the Council the _____ day of _____, 2026.

Deb De Haan, Mayor

ATTEST:

Janet Brown, City Clerk

First Reading- August 3, 2026
Second Reading-
Third Reading-



LEGEND

- Unincorporated Sioux County
- A-1 Agriculture
- RS-1 Suburban Residential
- R-1 Low Density Residential
- R-2 Medium-High Density Residential
- R-3 Manufactured Home Park
- C-1 General Commercial
- C-2 Highway Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial

- MUO Mixed Use Overlay
- City Boundaries
- Iowa Highway 10
- Puddle Jumper Trail

Updated 06-29-2026

GRAPHIC SCALE
0 375 750
(1" = 750')

BET DESIGN CONSULTING

**DEDICATION AND PLAT PROVISIONS
CITY OF ORANGE CITY, ORANGE CITY, IOWA
PUDDLEJUMPER TRAIL TWELFTH ADDITION**

- A. (See Page 5 for description of Addition)
- B. This parcel is owned by the City of Orange City and the attached Plat and Survey is supplied by Beck Engineering, Inc. of Orange City, Iowa. As the Owner and Developer of the parcel, it is the City of Orange City's desire that said real estate be surveyed and platted into lots, streets and utility easements as shown on the attached Plat subject, however, to the following declaration of covenants and uses to which said lots may be put, hereby specifying that said covenants shall run with all of the land, as provided by law, and shall be binding on all parties and all future persons claiming under it for the benefit of and limitation upon all future owners of real estate in said addition. Said covenants are designed for the purpose of keeping said addition desirable and uniform and achieving the announced goal of the City of Orange City of providing affordable housing for the citizens of the community.

If any person, his heirs, administrators, executors or assigns acquiring right, title or interest in and to any of said addition shall violate the covenants herein, it shall be lawful for any person or persons owning any real properties situated in said addition to pursue any proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and to seek judgment, either to prevent him or them from doing so or to recover damages for such violations.

I. LAND USE AND BUILDING TYPE:

- A. All lots shall be used for residential purposes. No buildings shall be erected, placed or permitted to remain on any lot other than one (1) single family dwelling structure with attached garage.
- B. Each residential property may contain one (1) accessory building not to exceed exterior measurements of ten (10) feet by twelve (12) feet. Any accessory building must use comparable building material as the principal structure upon the lot. No accessory building shall be used for human habitation.
- C. All buildings so erected or placed on any lot shall be of new construction.
- D. Each residential unit in the addition shall have a full basement, as defined in the industry, for the home style selected.
- E. Any home constructed off-site and transported to the Addition for installation upon a prepared basement must utilize wooden floor joists.

- F. All residential dwellings shall have an attached garage with a minimum of 500 square feet.
- G. All driveways leading to attached garages shall be constructed of concrete.
- H. All dwellings shall have a roof pitch of 4 feet on 12 feet or greater.
- I. The City of Orange City has first rights of any excess soils that are not needed during the construction of the initial primary structure on any Lot in the subdivision. When the purchaser determines that the excess soils are no longer needed during the construction process, the City shall remove said excess soils at the City's expense within a reasonable amount of time.

II. VEHICULAR PARKING:

Residents of the Addition shall provide off-street parking facilities for all vehicles regularly operated within the Addition. No recreational vehicles shall be parked on any lot, except inside a garage. For the purposes of this provision, recreational vehicles shall include, but not be limited to, house trailers, travel trailers and boats.

III. NUISANCES:

No noxious or offensive trade or activity shall be carried on upon any lot or tract, nor shall anything be done which may be or become any annoyance to the neighborhood. Owners of lots in the addition are to keep said lots neat in appearance at all times. No large vehicles, such as large trucks, shall be parked in the addition, except those brought in temporarily in connection with service or in case of emergencies. For purposes of this provision, the holding of animals for commercial sale and/or breeding, is a nuisance.

IV. TEMPORARY STRUCTURES:

No trailer, basement, tent, shack, barn, garage, or other building erected or placed in the tract or in any lot therein shall, at any time, be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or of less than one story above ground be used as a residence.

V. MAINTENANCE:

The title holder of each lot or tract, vacant or improved, shall keep said lot or tract free of weeds, grasses longer than 8" and debris and shall maintain and keep free of snow

and debris all sidewalks adjacent upon said lot or tract.

VI. LOT PRICE:

In order to achieve the announced goal of establishing available, affordable housing for the residents of the municipality, the following lot pricing schedule is established for the recovery of municipal subsidy used to provide the opportunity for affordable housing:

All residential units built in the R-1; Low Density Residential District shall be no smaller than 1000 square feet on the main floor. All lots in the R-1, Low Density Residential District shall be allowed to construct the initial residential unit no larger than 1400 square feet on the main floor. Any covered porch, covered deck, or covered patio on the sides or rear of the structure shall be considered as part of the main floor square footage area when calculating residential unit size. If the proposed unit has a second story, second story square footage shall be considered part of the main floor square footage when calculating the total allowable square footage of the unit. Finished basement square footage shall not be included when calculating total allowable square footage of the unit.

R-1 Low Density Residential Lot Pricing:

The price of **Lots 1-11** shall be **\$33,000.00**.

The price of **Lots 12-23** shall be **\$36,000.00**.

The price of **Lots 26-28** shall be **\$28,000.00**.

The price of **Lots 24 & 25** are not available for sale.

- A. Each parcel shall be reserved with a down payment of \$3,000.00. If construction is not begun within 24 months of the date of down payment reservation, all rights shall be forfeited by the purchaser and the City shall re-offer the parcel to the public. If after 24 months the proposed purchaser has not begun construction, the City shall reimburse the purchaser 50% of the purchaser's down payment when the City again offers the parcel to the public. Final payment of the cost for each lot shall be due 24 months after the date any down payment is received by the City or when the property is sold and the title is needed to complete the sale, whichever is earlier.
- B. Remodeling or expansion of the 1400 Sq. Ft main floor at the time of initial construction or within the three (3) years of any home during the stated time frame shall result in a lot price surcharge assessment of \$10,000.00 payable to the City in keeping with the purposes of this subdivision.
- C. All units placed within this Addition shall meet FMHA standards so that financing for purchases will be enhanced.
- D. Restrictions shall be placed on the number of lots any person or entity shall be allowed to acquire or reserve by \$3,000.00 down payment without actual

construction having. No other person or related entity shall be permitted to acquire or reserve by \$3,000.00 down payment more than two (2) lots in the addition upon which construction has not begun. At no time shall any person or related entity be allowed to acquire or reserve by \$3,000.00 down payment more than two (2) lots. It is the City's intent to limit the number of lots that any person or related entity can acquire or reserve by \$3,000.00 down payment in order to provide access for various interested contractors and citizens.

VII. MUNICIPAL ZONING:

Should municipal zoning of the City of Orange City provide for greater restriction than that hereinbefore provided, such zoning shall be applicable to all lots contained within this Addition.

VIII. GENERAL PROVISIONS:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded in the office of the County Recorder, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded in the office of the County Recorder agreeing to change said covenants in whole or in part.

IX. RIGHT TO AMEND

The developer reserves the right to amend any portion of these Dedication and Plat Provisions for any unsold parcel or parcels contractually committed but to which a deed has not yet been provided.

IN WITNESS WHEREOF, we have set our hands this ____ day of _____, 2026.

ATTEST:

Janet Brown, City Clerk

**RESOLUTION TO APPROVE
MISSOURI BASIN MUNICIPAL POWER AGENCY POWER SALE AGREEMENT (S-1)
(amended and restated effective January 2, 2027)
RESOLUTION NO. 8-3-26-2201**

WHEREAS, the City of Orange City (the "City") is currently purchasing all electric power and energy the City requires to meet the needs of its customers in excess of its firm power allocation from the Western Area Power Administration ("Supplemental Power") from Missouri Basin Municipal Power Agency d/b/a Missouri River Energy Services ("MRES") pursuant to the terms and conditions of the Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) (amended and restated effective January 2, 2017) (the "S-1 Agreement") for a term extending through January 1, 2057; and

WHEREAS, it is mutually beneficial to all parties that the base term of the S-1 Agreement, which currently ends on January 1, 2057, be extended until January 1, 2067, to further secure the City's long-term supply of Supplemental Power and to facilitate future financing of electric generation and transmission projects of MRES on the most advantageous terms and with the least impact on the wholesale power costs of the City and other members of MRES; and

WHEREAS, the other proposed updates to the S-1 Agreement will further clarify the rights and obligations of the parties under the agreement, for the mutual benefit of the City, the other members of MRES, and MRES; and

WHEREAS, the Orange City City Council desires that MRES continue to plan for, provide, and arrange for delivery of all Supplemental Power needed by the City.

NOW THEREFORE, BE IT RESOLVED by the Orange City City Council that the "Missouri Basin Municipal Power Agency Power Sale Agreement (S-1) (as amended and restated effective January 2, 2027)" and "Schedule A" thereto by and among MRES, Western Minnesota Municipal Power Agency, and the City are approved in the form presented.

IT IS FURTHER RESOLVED that each of the Mayor and City Clerk shall be, and each of them acting individually hereby is, authorized and directed to execute and deliver to MRES each of the foregoing documents and take any other actions associated therewith on behalf of the City.

Upon calling of the roll, the votes were as follows:

Voting for adoption of the Resolution: _____

Voting against adoption of the Resolution: _____

Whereupon, the Mayor declared the Resolution duly adopted on the 3rd day of August, 2026.

Deb De Haan, Mayor

Janet Brown, City Clerk