

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	October 5, 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:

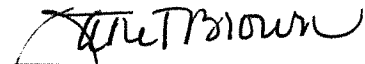
1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Ordinance No. 874, an ordinance creating a stormwater drainage utility
7. Special event permit
8. Retail alcohol license renewal application
9. Designation of Title VI Coordinator and ADA Coordinator
10. Administrative reports
11. Council comments

12. Site visits

- Street department shop
- East substation
- Electric department shop

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
October 5, 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 September 21, 2026 council meeting are enclosed for your review. Exhibit 1
6. This will be the second reading of proposed Ordinance No. 874, an ordinance creating a stormwater utility. Exhibit 2
7. We have received a special event permit from Aria to celebrate their 2nd anniversary on October 17 from 9 AM to 3 PM with food trucks using the street in front of their store and Gezellig.
8. We have received a renewal application for a Special Class C Retail Alcohol License from The Floral Market. Everything is in order.
9. As part of the process to receive federal and state DOT funding, we recently participated in a Title VI compliance audit and will be reviewing and enacting several recommendations from this process. As part of this, we recommend council pass a resolution delegating Matt as Title VI Coordinator and Jason as ADA Coordinator.
10. Administrative reports:
 - Scheduled Meetings/Important Dates:

October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.
11. Council comments
12. Council will visit the street department shop, east substation, and electric department shop.

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
September 21, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on September 21, 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, Ryan Mc Ewen, Kent Anderson, and Jim Pottebaum

Guests: Benjamin Langton, Mike Hofman, Sarah Weber, Kenton Vore, Ruth Roghair, Kendra Dewolde, Kaili Weber, Caitlin Vander Kooy, Jennie Droog, Eon Vermeer, Daniel Langton, Gavin Meyers, Bennet Vermeer, Jenny Vermeer, Sharon Foughty, Steve Roesner, and Doug Calsbeek

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, and none were heard.

Approval of Minutes: The minutes of the September 8, 2026 council meeting 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.

Financial Report: The monthly financial report for August 2026, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Mark Scallon and duly seconded by Council member Andrew Bloemendaal approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Mark Scallon, Andrew Bloemendaal, Bret Walinga, Olivia Chapman, Daron De Jong; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from August 18, 2026 through September 21, 2026 was presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the monthly bills, subject to audit. 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.

Ordinance No. 872, an Ordinance Regulating Golf Carts: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the third reading of proposed Ordinance No. 872, an ordinance regulating the use of golf carts on public streets. 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 Bret Walinga and duly seconded by Council member Daron De Jong adopting Ordinance No. 872. 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.

Ordinance No. 873, an Ordinance Amending Sewer Special Surcharges: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the second reading of proposed Ordinance No. 873, an ordinance amending sewer special surcharges. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Daron De Jong, Olivia Chapman, Mark Scallon; NAYS: None.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong to waive the third reading of proposed Ordinance No. 873, an ordinance amending sewer special surcharges. 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.

A motion was made by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga adopting Ordinance No. 873, an ordinance amending sewer special surcharges. 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.

Ordinance No. 874, an Ordinance Creating a Stormwater Drainage Utility: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the first reading of proposed Ordinance No. 874, an ordinance creating a stormwater drainage utility. 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.

Resolution Approving the Official Street Finance Report of Actual and Accrued Expenditures and Receipts for all Funds for Street Purposes for the 2025-2026 fiscal year: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting a resolution approving the official Street Finance Report of actual and accrued expenditures and receipts for all funds for street purposes for the 2025-2026 fiscal year. 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 9-21-26-2205 and appears in the official resolution book.

Resolution Ordering Construction of the North Weiland Phase 4 Street Project and Setting a Public Hearing: A motion was made by Council member Olivia Chapman and duly seconded by Council member Andrew Bloemendaal adopting a resolution ordering construction of the North Weiland Phase 4 Street Project and setting a public hearing for 4:30 P.M. on October 19, 2026. 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. The resolution was assigned number 9-21-26-2206 and appears in the official resolution book.

Downtown Visioning Task Force Update: Steve Roesner, representing the Downtown Visioning Task Force, reviewed the steps taken by the task force since spring. They reviewed the current workloads of the Chamber Director and Community Development Director and developed three proposed position descriptions. The task force is recommending the addition of a Communications and Community Marketing Manager as a full-time city employee, which is the first step in the Retail Visioning Plan. Mark Scallon questioned what duties the Chamber Director and Community Development Director would be relieved of. Steve responded with the coordination of marketing efforts and the Vibrant committee. Bret mentioned one point of contact with the city would be beneficial for scheduling events. Steve added that businesses are doing OK but not thriving; this will be marketing for the community and local businesses. Mark stated that what we have in place is not being used. Matt will discuss the recommendation with the city leadership group. No official action was taken.

Administrative Reports:

October 5	Council Meeting, 4:30 P.M.
October 19	Council Meeting, 4:30 P.M.
November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.

Oral reports: Matt reported that lots of projects are in the process of being closed out; hope to bring the stormwater control ordinance to the next meeting.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Andrew stated that the west entrance of the Puddle Jumper Trail looks nice. Mayor De Haan thanked everyone for coming.

Adjournment: No further business appearing it was therefore moved by Council member Andrew Bloemendaal and duly seconded by Council member Bret Walinga to adjourn. 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. Adjournment time was 5:12 o'clock P.M.

ORDINANCE NO. 874**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING A NEW CHAPTER CREATING A STORMWATER DRAINAGE UTILITY**

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

SECTION 1. NEW CHAPTER. The Code of Ordinances of the City of Orange City, Iowa, is amended by adding a new Chapter 101, entitled STORMWATER DRAINAGE UTILITY, which is hereby adopted to read as follows:

101.01 PURPOSE. The purpose of this chapter is to establish a Stormwater Drainage Utility and provide a means of funding the construction, operation, and maintenance of stormwater management facilities, including (but not limited to) detention and retention basins, stormwater sewers, inlets, ditches and drains, and cleaning of streets. The Council finds that the construction, operation, and maintenance of the City's storm and surface water drainage system should be funded through charging users of property that may connect or discharge, directly or indirectly, into the storm and surface water drainage system of properties receiving the indirect benefit of drainage diverted into the City's system.

101.02 STORMWATER DRAINAGE UTILITY ESTABLISHED. It is found and determined to be necessary and conducive to the protection of the public health, safety, welfare, and convenience that a stormwater drainage utility is created for all of the City and for the purpose authorized by Section 384.84(1) *Code of Iowa*; that is, to establish and collect rates for a stormwater drainage system.

101.03 RATE CATEGORIES. The billing rates are divided into categories, as follows:

1. Residential: Single-Family Residential, Duplex Family Dwelling Units used for residential, i.e. non-commercial, purposes.
2. Commercial:
 - A. Small: Commercial/Industrial (including not-for-profit commercial users) with less than a 10,000 square foot impervious coverage area.
 - B. Medium: Commercial/Industrial (including not-for-profit commercial users) with more than 10,000 square foot impervious coverage area and less than a 30,000 square foot impervious coverage area.
 - C. Large: Commercial/Industrial (including not-for-profit commercial users) with more than a 30,000 square foot impervious coverage area.

Renters/tenants shall pay the applicable residential rate. At any time when there is no renter/tenant, the owner shall be responsible for the residential rate. Triplex and multi-family dwelling units shall pay the applicable commercial rate, but the residential rate shall not be imposed on individual dwelling units within the complex. Square footage is determined by adding the square footage of both contiguous and noncontiguous impervious coverage areas together to measure the total square footage of impervious coverage areas on the property.

101.04 RATES. The following rates are charged for the following categories:

Category	Monthly Rate
Residential	\$ 3.00
Commercial – Small	\$ 5.00
Commercial – Medium	\$10.00
Commercial – Large	\$20.00

101.05 USE OF FUNDS. The money paid and collected pursuant to this chapter shall be held by the City in a special fund to be expended only for the purpose of constructing, operating, managing, repairing, and maintaining all kinds of conduits, drains, stormwater detention devices, flow impediments, ponds, ditches, sloughs, filter strips, rip-raps, erosion control devices, and any other things and activities useful to the proper control management, collection, drainage, and disposition of stormwater in the City.

101.06 GOVERNING BOARD. The governing board of the Stormwater Drainage Utility is the City Council. The Stormwater Drainage Utility shall be under the direction, management, and control of the Public Works Director, who shall function as its Director. In that capacity, the Director shall supervise the day-to-day operation of the Stormwater Drainage Utility, shall enforce this chapter and the provisions of all ordinances and regulations adopted pursuant to this chapter, and shall carry out the policy directives of the Council acting in its role as governing body of the Stormwater Drainage Utility.

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 provided by law.

Passed and approved by the Council the ____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

First Reading: September 21, 2026
Second Reading: October 5, 2026
Third Reading: