

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on December 1, 2025. 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 Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, and Bret Walinga

Members Absent: None

Staff: Janet Brown, Matt Van Schouwen, Earl Woudstra, Shane Schwarz, Kurt Frederes, Jim Pottebaum, Kent Anderson, and Ryan Mc Ewen

Guests: Doug Calsbeek, Sarah Weber, Mike Hofman, Ray Raak, Sharon Foughty, Alisha Hauber, Ryan Visser, Leanne Bonnecroy, Andrew Bloemendaal, Jennie Droog, and Mark Nyhof

Agenda: A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong approving the tentative agenda, with tabling the retirement health insurance reimbursement item, as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Rod De Boer, Bret Walinga; NAYS: None.

Council member Olivia Chapman entered the meeting at 4:31 P.M.

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

Approval of Minutes: The minutes of the November 17, 2025 council meeting were presented. A motion was made by Council member Rod De Boer 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: Rod De Boer, Bret Walinga, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None.

Department Reports: This time was provided for Shane Schwarz representing the Gas Department to discuss with the Council accomplishments and priorities as the Council prepares for budget time.

Organizational Reports: Appearing before the Council to provide updates were Alisha Hauber, Sharon Foughty, Ryan Visser, and Leanne Bonnecroy representing the Orange City Arts Council and Mallory Simmelink and Chad Kleinhesselink representing Landsmeer Golf Course. No official action was taken.

Puddle Jumper Trail Eleventh Addition: This being the time and place as advertised a public hearing was held to consider the rezoning of Lots 7-19 in the Puddle Jumper Trail Eleventh Addition from R-1, Low Density Residential to R-2, Medium to High Density Residential at the request of Vision Builders for the Canals Second Addition. The Mayor opened the time for the public hearing. No one was heard speaking for or against the proposed rezoning. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong adopting a resolution approving the rezoning of Lots 7-19 in the Puddle Jumper Trail Eleventh Addition from R-1, Low Density Residential to R-2, Medium to High Density Residential. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daryl Beltman, Olivia Chapman, Daron De Jong, Rod De Boer; NAYS: None. The resolution was assigned number 12-1-25-2161 and appears in the official resolution book.

Canals Second Addition: This being the time and place as advertised a public hearing was held to consider the Final Plat of the Canals Second Addition. The Mayor opened the time for the public hearing. No one was heard speaking for or against the proposed annexation. No written objections were filed. The Council discussed owning Outlot 1 for a detention area. 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 Rod De Boer adopting a resolution accepting the Final Plat of the Canals Second Addition. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Rod De Boer, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None. The resolution was assigned number 12-1-25-2162 and appears in the official resolution book.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong approving the rezoning of Canals Second Addition Lot 1 from R-1, Low Density Residential to R-2, Medium to High Density Residential. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Olivia Chapman, Rod De Boer, Bret Walinga; NAYS: None

Dutch Front Proposal: Kurt presented the Dutch front proposal for the new commercial/apartment building along Highway 10. The Dutch Front Committee met and agreed to recommend some funding but not the full allowed funding due to it not being authentic Dutch. Kurt explained the ordinance currently allows for \$100,000 for the main front and \$50,000 for a side. It was the consensus of the Council to have the Dutch Front Committee provide a recommendation on funding. No official action was taken.

Engagement Agreement with Ahlers & Cooney, P.C.: A motion was made by Council member Rod De Boer and duly seconded by Council member Olivia Chapman approving the Engagement Agreement with Ahlers & Cooney, P.C. for their work as Bond Counsel and Disclosure Counsel for the Not to Exceed \$3,300,000 General Obligation Capital Loan Notes, Series 2026A. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Olivia Chapman, Daryl Beltman, Daron De Jong, Bret Walinga; NAYS: None. Records are kept in Appendix 22.

Not to Exceed \$3,300,000 General Obligation Capital Loan Notes: A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga adopting a resolution setting 4:30 P.M. on December 15, 2025 as the time for a public hearing on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Olivia Chapman, Daron De Jong, Rod De Boer; NAYS: None. The resolution was assigned number 12-1-25-2163 and appears in the official resolution book. Records are kept in Appendix 22.

Annual Urban Renewal Report for Fiscal Year 2024-2025: A motion was made by Council member Daryl Beltman and duly seconded by Council member Olivia Chapman approving the Annual Urban Renewal Report for fiscal year 2025-2026. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Olivia Chapman, Daron De Jong, Rod De Boer, Bret Walinga; NAYS: None.

Ordinance No. 861, an Ordinance Providing That General Property Taxes Levied and Collected Each Year on Certain Property Located Within the Commercieel Centrum Urban Renewal Area, in the City of Orange City, County of Sioux, State of Iowa, by and for the Benefit of the State of Iowa, City of Orange City, County of Sioux, MOC-Floyd Valley Community School District, and Other Taxing Districts, Be Paid to a Special Fund for Payment of Principal and Interests on Loans, Monies Advanced To and Indebtedness, Including Bonds Issued or To Be Issued, Incurred by the City in Connection with the Commercieel Centrum Urban Renewal Area (Kwik Trip Parcels): A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong approving the first reading of proposed Ordinance No. 861. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Olivia Chapman, Rod De Boer, Bret Walinga; NAYS: None.

A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer to waive the second and third readings of proposed Ordinance No. 861. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Olivia Chapman to adopt Ordinance No. 861. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None.

Commercieel Centrum Urban Renewal Plan: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daryl Beltman adopting a resolution setting 4:30 P.M. on December 15, 2025 as the time for a public hearing to consider entering into a Development Agreement with Orange City Development Corporation for the Kwik Trip development. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daryl Beltman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None. The resolution was assigned number 12-1-25-2164 and appears in the official resolution book. Records are kept in Appendix 22.

Retirement Health Insurance Reimbursement: This item was tabled with the approval of the agenda.

Madison Place SE – Project Authorization: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong authorizing the development of plans and specifications and order bids for the Madison Place SE extension at an estimated cost of \$988,000. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Olivia Chapman, Daryl Beltman, Bret Walinga; NAYS: None.

Strategic Plan Update: Earl provided updates on the 2024 Strategic Plan. No official action was taken.

Administrative Reports:

Scheduled Meetings/Important Dates:

December 15	Council Meeting, 4:30 P.M.
December 17	Employee Recognition Dinner, PWEC 5:30 P.M.
January 5	Council Meeting, 4:30 P.M.
January 19	Council Meeting, 4:30 P.M.
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.

Oral reports: Matt reviewed upcoming meetings; Kwik Star grand opening; ash tree removal complete; Public Works Director interviews this week; reminder to vote tomorrow.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Rod thanked Earl for his service. Mayor De Haan shared thank you's received from the Junior Pottebaum family and Orange City Christian School.

Closed Session per Iowa Code Section 21.5.1(j) Real Estate: A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong to enter into a closed session at 6:01 P.M. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None.

A motion was by Council member Olivia Chapman and duly seconded by Council member Daron De Jong to exit the closed session at 6:30 P.M. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None.

No official action was taken.

Adjournment: No further business appearing it was therefore moved by Council member Daron De Jong and duly seconded by Council member Rod De Boer to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None. Adjournment time was 6:30 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk