

## NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: May 4, 2020

Time of Meeting: 4:30 o'clock P.M.

Place of Meeting: Council Chambers, City Hall,  
(Closed to public) 125 Central Ave SE  
Orange City, Iowa

Public Access to Meeting: Live Stream Video/Zoom  
To join in, follow these instructions:  
Go to the website: <https://bit.ly/340Yq7L>  
Enter the meeting ID: 581 323 022  
Required meeting password: 281119  
Optional call-in phone number (312) 626-6799

To share citizen comments email [earlw@orangecityiowa.com](mailto:earlw@orangecityiowa.com) by 4:00 P.M.  
Monday, May 4, 2020. Your comments will be read at the meeting by the City  
Administrator.

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. Puddle Jumper Residential Urban Renewal Plan
  - Public hearing on the proposed Amendment No. 7 to the Puddle Jumper Residential Urban Renewal Plan
  - 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 Amendment No. 7 to the Puddle Jumper Residential Urban Renewal Plan

7. Industrial Park Urban Renewal Plan

- Public hearing on the proposed Amendment No. 2 to the Urban Renewal Plan for the Orange City Industrial Park Urban Renewal Area
- 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 Amendment No. 2 to the Urban Renewal Plan for the Orange City Industrial Park Urban Renewal Area

8. Set public hearing date to consider fiscal year 2019-2020 budget amendment

9. Construction of the Puddle Jumper Trail Tenth Addition and Industrie Centrum 7<sup>th</sup> Addition Subdivision Improvements

- Approve contract and bond

10. Prairie Winds Event Center liquor license

11. Prairie Trail Apartments/Talon Development resolution of support

12. Industrie Centrum lot sale

13. Puddle Jumper Trail Tenth Addition Dedication approval

14. Wastewater Lagoon Cleaning Proposal

15. Liquor/Wine/Beer license renewal application

16. COVID-19 updates

17. Administrative reports


18. Council comments



Council Meeting  
May 4, 2020  
Page 3

19. 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  
May 4, 2020

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 April 20, 2020 council meeting are enclosed for your review. Exhibit 1
6. This public hearing is to consider an amendment to the Puddle Jumper Residential Urban Renewal Plan which will include the area where the Puddle Jumper Trail 10<sup>th</sup> residential and multi-family housing district is platted. There will be 27 residential lots available along with 4 multi-family lots. After the public hearing the Council can consider adopting the resolution to move ahead with the plan. Exhibit 2
7. This public hearing is to consider an amendment to the Industrial Park Urban Renewal Plan which will include the area where Industrie Centrum 7<sup>th</sup> Addition district is platted. There will be 10 commercial lots available. After the public hearing the Council can consider adopting the resolution to move ahead with the plan. Exhibit 3
8. Each year we need to amend the budget for unexpected expenditures in our City funds. See the enclosed exhibit for the proposed amendments. The Council needs to set a public hearing, we recommend May 18<sup>th</sup> as the date for the hearing to consider the amendment. Exhibit 4
9. At the April 6<sup>th</sup> Council meeting, the Puddle Jumper Trail Tenth Addition and Industrie Centrum 7<sup>th</sup> Addition Subdivision Improvements was awarded to Vander Pol Excavating. We have received a signed contract and bond from Vander Pol for this project and recommend the Council approve the contract and authorize its execution. Along with the standard contract language, the document specifies the work to be done, project schedule, completion date, liquidated damages, and payment process.
10. The operator of the Blue Mountain has provided the bar service at Prairie Winds Event Center since the facility has been in operation. The Blue Mountain has closed and there are no immediate plans for re-opening. The current operator has expressed an interest in continuing the bar service even though the Blue Mountain is closed. Prairie Winds Event Center Advisory Board has recommended that the City of Orange City consider not renewing the bar contract at the end of the current fiscal year (06/30/2020) and that Prairie Winds Event Center obtain a liquor license and manage the bar service.
11. Prairie Trail Apartments/Talon Development would like to apply for tax credits through the Iowa Workforce Housing Tax Credit Program. They are proposing a 46-unit apartment building and a 4-unit townhouse building to be constructed on lots 1,2, & 3 in the Puddle Jumper 9<sup>th</sup> Addition. In order to submit their application, they need a resolution of support passed by City Council and documentation of the local match.



12. City council needs to approve the sale of Lot 5 Exc. E15' in the Industrie Centrum 5<sup>th</sup> Addition. This lot was previously purchased from Lon Ochsner and with his deadline to build expiring the City has purchased the lot back. The proposed sale price of the lot is \$37,393.00 to Joe Poppema. Exhibit 5
13. City council needs to approve the new dedication for the Puddle Jumper Trail Tenth Addition. Highlighted in red are some of the changes to the new dedication. In approving the document, the City Council will be approving the changes and pricing for the City lots. Exhibit 6
14. As part of the land swap agreement with Vander Pol Excavating, the City is responsible to clean out two of the lagoons at the wastewater treatment facility. City staff is in the process of pumping the liquid off these lagoons, but there will be approximately two feet of sludge remaining at the bottom of the lagoons. We have received a proposal from Nutri-Ject Systems to remove the sludge and clean the floor of the lagoon. This proposal is in the amount of \$58,960, and Nutri-Ject is ready to do this work later this month.
15. We have received a renewal application from Fareway for a Class E Liquor/Class B Wine/Class C Beer permit. Everything is in order.
16. City response to COVID 19 will be reviewed.
17. Administrative reports:  
  
    Scheduled Meetings:  
    May 18                      Council Meeting, 4:30 P.M.  
    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 20                     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.**

**Earl Woudstra**  
**City Office      712-707-4885**  
**Cell phone      712-737-7115**  
**Email            earlw@orangecityiowa.com**



The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on April 20, 2020. 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 and only open to the public electronically due to the heightened public health risks.

Members Present: Council members Daron De Jong, Rod De Boer, Steve Roesner, and Aaron Beadner and Tony Vande Brake joined via zoom

Members Absent: None

Staff: Earl Woudstra, Janet Brown, Kent Anderson, Mark Gaul, and Matt Van Schouwen

Guests: Via zoom Mike Hofman, John Slegers, and Doug Calsbeek

Agenda: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the tentative agenda, as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

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

Approval of Minutes: The minutes of April 6, 2020 council meeting were presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Financial Report: The monthly financial report for March 2020, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from March 17, 2020 through April 20, 2020 was presented. A motion was made by Council member Daron De Jong and duly seconded by Council member Steve Roesner approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Steve Roesner, Aaron Beadner, Rod De Boer, Tony Vande Brake; NAYS: None.

Construction of the 5<sup>th</sup> Street NE & Downtown Alley Improvements: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong adopting a resolution approving the contract and bond of Bainbridge Construction of Kingsley, IA for the construction of the 5<sup>th</sup> Street NE & Downtown Alley Improvements. The contract states that construction could not begin before Tulip Festival but since that has been cancelled Matt will tell the contractor they can begin anytime. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None. The resolution was assigned number 4-20-20-1908 and appears in the official resolution book. Records are kept in Appendix 19.

Audit Agreement: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the five-year auditing agreement with Williams & Company. The fees proposed for this year are \$26,100 and the increases are about 4% each year thereafter. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner, Tony Vande Brake; NAYS: None.

COVID-19 Updates: Earl shared the following COVID-19 updates. He has been meeting weekly with a group of area agencies consisting of representatives from the hospital, public health, county, Alton, Jim Pottebaum and Matt Van Schouwen to keep consistency of enforcement, preparedness, and future steps. City staff has returned to full-time work, following social distancing guidelines, staggering breaks. Landsmeer has had record number of rounds this March and April. The community garage sale has been postponed until June. Discussed encouraging use of Facebook swap sites instead of private garage sales. Discussed requests from people to come from other states to view the tulips. It was decided to not encourage or promote this but just asked the police to make sure anyone here to look at the tulips to follow social



distancing guidelines. Discussed putting up some temporary hand sanitizing stations in the park. Steve inquired about putting together a reopening strategy. Mitch sat in on a webinar with the Iowa Department of Health on swimming pool openings discussing possible restrictions of use and capacity, temperature screening, etc. He is also working on a smaller summer rec program to hopefully offer in June.

Administrative Reports:

Scheduled Meetings:

May 4	Council Meeting, 4:30 P.M.
May 18	Council Meeting, 4:30 P.M.
June 1	Council Meeting, 4:30 P.M.
June 15	Council Meeting, 4:30 P.M.

Oral reports: Earl reported that an offer letter has been sent to Southern Sioux Rural Water for the new MOC-FV school area; windows have been replaced in front of City Hall; new counter tops in the kitchen being installed; airport is officially closed; moving forward with items that normally get done before Tulip Festival like repainting street markings and putting up banners for Tulip Festival; will be repairing Landsmeer walking path soon;.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Rod asked what is happening at the event center. Mark responded that the May and some June events are getting alternative dates; he feels that the last quarter of the year will be the busy time. Steve asked for updates on the local businesses. Mark replied that the closed ones are struggling, between him and Mike Hofman they are in constant communication with retail and commercial. Mark will forward a video with the Iowa Press and Debbie Durham. The state is starting to look at things that economic development has done here like supporting daycare. There have been some furloughs in industry, but the intent is to bring everyone back; places are looking into the future past COVID-19 but it could take six to twelve months to recover. Mike is encouraged by the attitude of the small businesses, they are stressed but looking forward to the future, have \$89,000 donated to give back with the retail program. Earl thanked Mike and Kent for getting the zoom up and running for the meeting.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Steve Roesner to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Steve Roesner, Daron De Jong, Aaron Beadner, Tony Vande Brake; NAYS: None. Adjournment time was 5:29 o'clock P.M.

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Deb De Haan, Mayor

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



**AMENDMENT NO. 7**  
**to the**  
**PUDDLEJUMPER RESIDENTIAL**  
**URBAN RENEWAL PLAN**  
**for the**  
**PUDDLEJUMPER RESIDENTIAL**  
**URBAN RENEWAL AREA**  
**ORANGE CITY, IOWA**

**Orange City Urban Renewal Area (Area I) - 1994**

**Amendment No. 1 – 1999**

**Amendment No. 2 – 2007**

**Amendment No. 3 – 2010**

**(Name Changed To Puddlejumper Residential Urban Renewal Area in 2010)**

**Puddlejumper Residential Urban Renewal Area**

**Amendment No. 4 – 2013**

**Amendment No. 5 – 2015**

**Amendment No. 6 – 2018**

**Amendment No. 7 - 2020**



**AMENDMENT NO. 7**  
**to the**  
**PUDDLEJUMPER RESIDENTIAL URBAN RENEWAL PLAN**  
**for the**  
**PUDDLEJUMPER RESIDENTIAL URBAN RENEWAL AREA**  
**CITY OF ORANGE CITY, IOWA**

The Puddlejumper Residential Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Puddlejumper Residential Urban Renewal Area (“Area” or “Urban Renewal Area”) originally adopted in 1994, and amended in 1999, 2007, 2010, 2013, 2015, and 2018 is now being further amended by this Amendment No. 7 (“Amendment” or “Amendment No. 7”) to authorize additional projects to be undertaken within the Urban Renewal Area.

The material changes made by Amendment No. 7 include the following:

- Adding new Eligible Urban Renewal Projects (pages 3-4); and
- Updating the Financial Information (page 4).

Except as modified by this Amendment, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any section of the Plan not included in this Amendment shall continue to apply to the Plan, as amended.

**DESCRIPTION OF THE URBAN RENEWAL AREA**

No changes are being made to the boundaries of the Urban Renewal Area by this Amendment. For the reader’s convenience, a map of the entire Urban Renewal Area, as previously amended, is attached hereto as Exhibit A.

**AREA DESIGNATION**

This Urban Renewal Area is designated as an economic development area appropriate for the provision of public improvements related to housing and residential development and/or low to moderate income housing assistance.

This Amendment makes no change in the Area designation.

**DEVELOPMENT PLAN**

Orange City has a general plan for the physical development of the City, as a whole, outlined in the Orange City Comprehensive Land Use Plan, adopted by the City on December 1, 2003 and last updated on March 16, 2020. The goals and objectives identified in the Plan and this Amendment, including the urban renewal projects identified herein, are in conformity with the goals, objectives, and overall policies identified in the Orange City Comprehensive Land Use Plan.



This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

### **PREVIOUSLY AUTHORIZED URBAN RENEWAL PROJECTS**

Various urban renewal projects were authorized prior to this Amendment No. 7 and are continuing. This Amendment makes no changes to previously authorized urban renewal projects.

### **ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 7)**

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 7 include:

#### **1. Public Improvements**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be Funded by TIF Funds</b>	<b>Rationale</b>
Construct public infrastructure necessary to provide utilities and City services on Lincoln Place SE, 17 <sup>th</sup> Street SE, Juneau Place SE, and Madison Place SE.  Improvements may include, but are not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights, and other related facilities and activities.	2020-2021	\$1,300,000 - \$1,600,000	The proposed project is needed to support the continued development of a residential subdivision in the Urban Renewal Area. This project provides for a further extension of streets and City services beyond the infrastructure authorized in Amendment No. 6 for the residential development.
Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.			

#### **2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**



Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and costs	Undetermined	Not to exceed \$20,000

### **FINANCIAL INFORMATION**

1.	July 1, 2019 Constitutional Debt Limit:	\$20,281,236
2.	Outstanding General Obligation Debt:	\$13,105,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 7) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 7) as described above to be funded by TIF funds will be approximately as stated in the next column:	<p>\$1,320,000 - \$1,620,000</p> <p>This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.</p>

### **URBAN RENEWAL FINANCING**

The City of Orange City intends to utilize various financing tools, such as those described below, to successfully undertake eligible urban renewal actions. The City of Orange City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.



Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Area, as amended, or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Orange City. It may be that the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area, as amended, for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan, as amended.

#### **PROPERTY WITHIN AN URBAN REVITALIZATION AREA**

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan, for urban renewal incentives, if any urban renewal incentives are offered by the City; or (b) tax abatement incentives through Urban Revitalization or any other plan, policy, or ordinance; or (c) a combination of these incentives.

#### **URBAN RENEWAL PLAN AMENDMENTS**

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including, but not limited to, adding or removing land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this plan in accordance with applicable State law.

#### **EFFECTIVE PERIOD**

This Amendment No. 7 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division



of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the *Code of Iowa*. The division of revenues shall continue on the Urban Renewal Area, including all Amendment Areas, for the maximum period allowed by law.

#### **REPEALER**

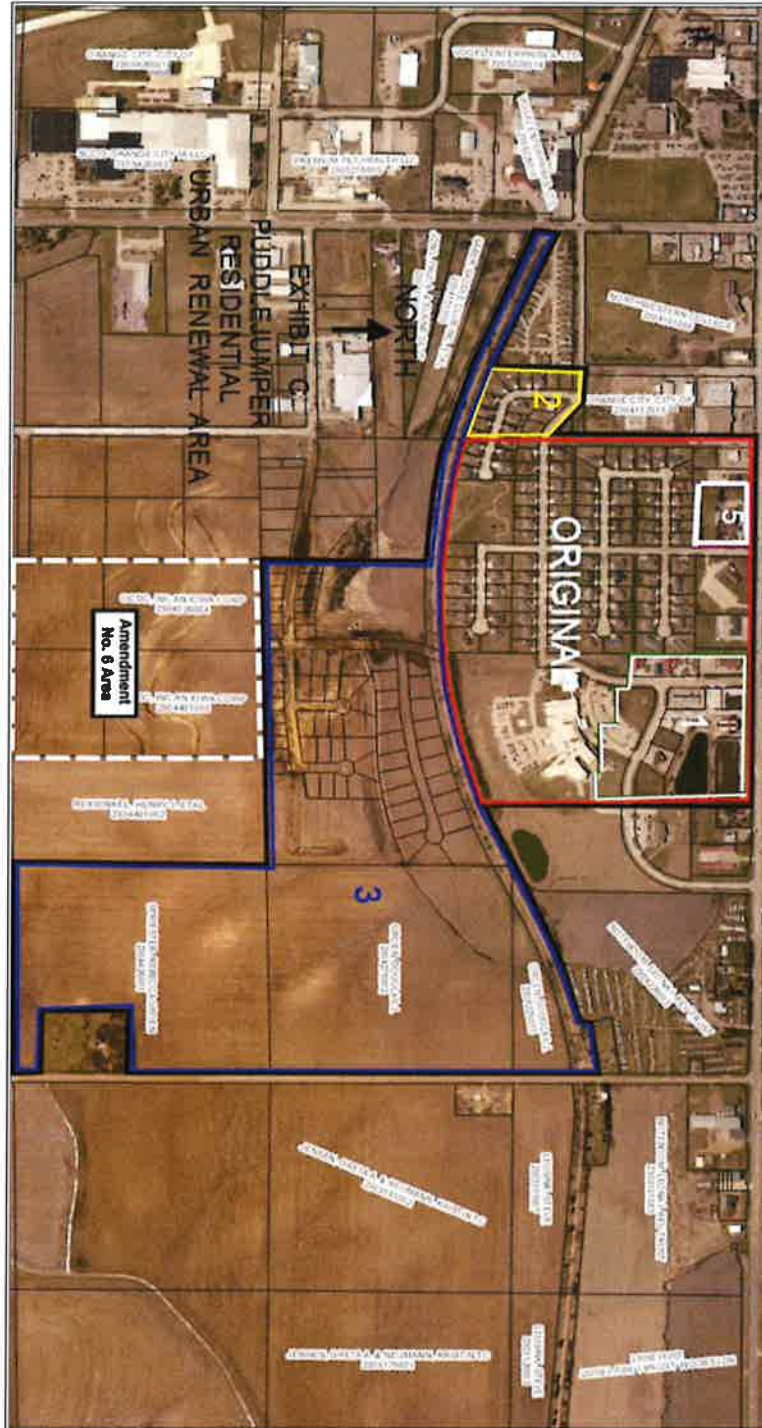
Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

#### **SEVERABILITY**

If any part of this Amendment or the Plan, as amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan, as previously amended, as a whole, or any part of the Plan, previous amendments, or this Amendment No. 7 not determined to be invalid or unconstitutional.



**EXHIBIT A**  
**MAP OF PUDDLEJUMPER RESIDENTIAL URBAN RENEWAL AREA**  
 (showing all subareas)



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**AMENDMENT NO. 2**  
**to the**  
**URBAN RENEWAL PLAN**  
**for the**  
**ORANGE CITY INDUSTRIAL PARK**  
**URBAN RENEWAL AREA**  
**ORANGE CITY, IOWA**

**Amendment #1 to Urban Renewal Plan – November 2010**

Amendment #1 amended and combined the following urban renewal plans/areas:

Urban Renewal Area II Plan – 1998  
Urban Renewal Area III Plan – 1998  
(as amended by Amendment No. 1 to Urban Renewal Area III Plan in 2004)  
Urban Renewal Area VII Plan – 2000  
Urban Renewal District IX Plan – 2002  
Urban Renewal District XII Plan – 2002  
Urban Renewal District XIV Plan – 2004  
Urban Renewal District XV Plan – 2004  
Urban Renewal District XVI Plan – 2005

**Amendment #2 to Urban Renewal Plan – May 2020**



**AMENDMENT NO. 2  
to the  
URBAN RENEWAL PLAN  
for the  
ORANGE CITY INDUSTRIAL PARK URBAN RENEWAL AREA  
CITY OF ORANGE CITY, IOWA**

The Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Orange City Industrial Park Urban Renewal Area was adopted in 2010 by the adoption of Amendment No. 1, which amended the urban renewal plans for several previously established urban renewal areas in the City, including Urban Renewal Area II, Urban Renewal Area III, Urban Renewal Area VII, Urban Renewal District IX, Urban Renewal District XII, Urban Renewal District XIV, Urban Renewal District XV, and Urban Renewal District XVI, and merged these urban renewal areas in the Orange City Industrial Park Urban Renewal Area (“Area” or “Urban Renewal Area”).

The Plan is being amended by this Amendment No. 2 (“Amendment” or “Amendment No. 2”) to authorize additional projects to be undertaken within the Urban Renewal Area.

The material changes made by Amendment No. 2 include the following:

- Adding Previously Authorized Urban Renewal Projects (page 3);
- Adding new Eligible Urban Renewal Projects (pages 3-4);
- Updating the Financial Information (page 4); and
- Adding a limitation for Property Within An Urban Revitalization Area (page 5).

Except as modified by this Amendment, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any section of the Plan not included in this Amendment shall continue to apply to the Plan, as amended.

**DESCRIPTION OF THE URBAN RENEWAL AREA**

No changes are being made to the boundaries of the Urban Renewal Area by this Amendment. For the reader’s convenience, a map of the entire Urban Renewal Area, as previously amended, is attached hereto as Exhibit A.

**AREA DESIGNATION**

The Urban Renewal Area, including all the urban renewal areas that were merged to form the Urban Renewal Area, is designated as an economic development area appropriate for the promotion of commercial and industrial development.



This Amendment makes no change in the Area designation.

### **DEVELOPMENT PLAN**

Orange City has a general plan for the physical development of the City, as a whole, outlined in the Orange City Comprehensive Land Use Plan, adopted by the City on December 1, 2003 and last updated on March 16, 2020. The goals and objectives identified in the Plan and this Amendment, including the urban renewal projects identified herein, are in conformity with the goals, objectives, and overall policies identified in the Orange City Comprehensive Land Use Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

### **PREVIOUSLY AUTHORIZED URBAN RENEWAL PROJECTS**

Various urban renewal projects were authorized prior to this Amendment No. 2. These urban renewal projects are not listed in this Amendment, but may be continuing. This Amendment makes no changes to previously authorized urban renewal projects.

### **ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 2)**

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 2 include:

#### **1. Public Improvements**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be Funded by TIF Funds</b>	<b>Rationale</b>
Construct public infrastructure necessary to provide utilities and City services on 16 <sup>th</sup> Street SE and 17 <sup>th</sup> Street SE.  Improvements may include, but are not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights, and other related facilities and activities.	2020-2021	\$1,000,000 - \$1,300,000	The proposed project is needed to support the continued development of a commercial and industrial park area within the Urban Renewal Area. This project will promote economic development within the Area by opening up new lots for commercial and industrial business enterprises.



Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

## 2. Development Agreements:

*Future Development Agreements:* The City expects to consider requests for development agreements for projects that are consistent with this Plan, as amended, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, as amended, including but not limited to land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such development agreements are estimated not to exceed \$500,000.

## 3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and costs	Undetermined	Not to exceed \$20,000

### FINANCIAL INFORMATION

1.	July 1, 2019 Constitutional Debt Limit:	\$20,281,236
2.	Outstanding General Obligation Debt:	\$13,105,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 2) as described above to be funded by TIF funds will be approximately as stated in the next column:	<p>\$1,520,000 - \$1,820,000</p> <p>This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.</p>



## URBAN RENEWAL FINANCING

The City of Orange City intends to utilize various financing tools, such as those described below, to successfully undertake eligible urban renewal actions. The City of Orange City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Area, as amended, or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Orange City. It may be that the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area, as amended, for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan, as amended.



### **PROPERTY WITHIN AN URBAN REVITALIZATION AREA**

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan, for urban renewal incentives, if any urban renewal incentives are offered by the City; or (b) tax abatement incentives through Urban Revitalization or any other plan, policy, or ordinance; or (c) a combination of these incentives

### **URBAN RENEWAL PLAN AMENDMENTS**

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including, but not limited to, adding or removing land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this plan in accordance with applicable State law.

### **EFFECTIVE PERIOD**

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council.

The adoption of this Amendment will not impact the TIF sunset dates or base values previously established for any of the urban renewal area subareas that make up the Urban Renewal Area. Based on the date of the first certification of debt on each of the urban renewal areas that were included in the Urban Renewal Area by Amendment No. 1, the last fiscal year available for the “division of revenue” pursuant to Iowa Code Section 403.19 is as follows:

Urban Renewal Area II – 2017/2018

Urban Renewal Area III – 2017/2018

Urban Renewal Area VII – 2019/2020

Urban Renewal Area IX – 2021/2022

Urban Renewal Area XII – 2021/2022

Urban Renewal Area XIV – 2023/2024

Urban Renewal Area XV – 2023/2024

Urban Renewal Area XVI – 2025/2026

The property that was not included in an urban renewal area prior to Amendment No. 1 and was added to the Urban Renewal Area by Amendment No. 1 may be referred to as the Amendment No. 1 Subarea. The use of incremental tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, within the Amendment No. 1 Subarea is limited to twenty (20) years from the calendar year following the calendar year in which the City first included the



Amendment No. 1 Subarea in a TIF Ordinance. The Amendment No. 1 Subarea was included in Ordinance No. 762, which designated the Amendment No. 1 Subarea as a tax increment area suitable for the "division of revenue" in November 2010.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Chapter 403 of the *Code of Iowa*. The division of revenues shall continue on the Urban Renewal Area, including all subareas, for the maximum period allowed by law.

#### **REPEALER**

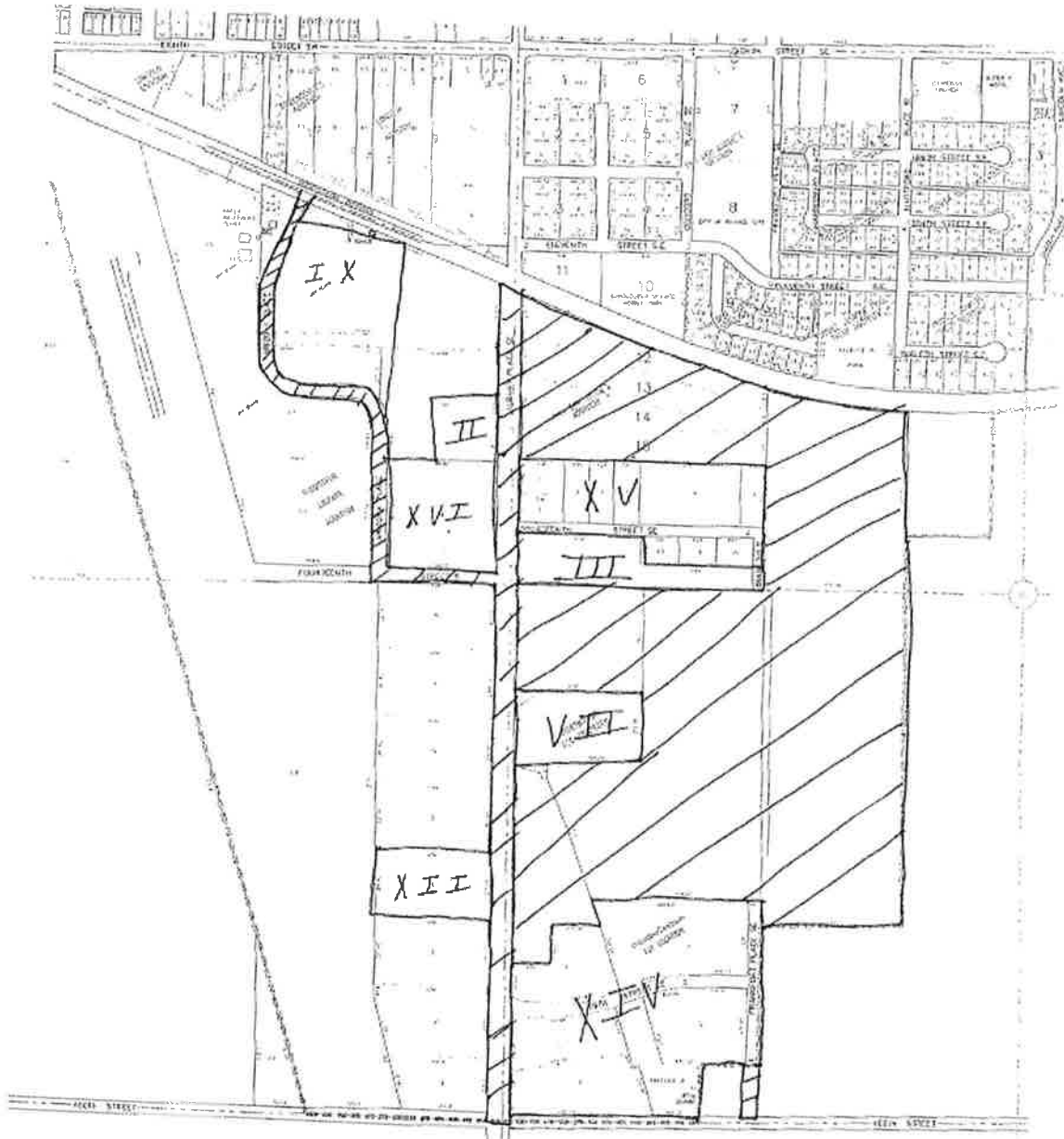
Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

#### **SEVERABILITY**

If any part of this Amendment or the Plan, as amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan, as previously amended, as a whole, or any part of the Plan, previous amendments, or this Amendment No. 2 not determined to be invalid or unconstitutional.



**EXHIBIT A**  
**MAP OF ORANGE CITY INDUSTRIAL PARK URBAN RENEWAL AREA**  
(showing all subareas)



**Industrial Park Urban  
Renewal Area**



CHANGES IN FUND BALANCE

Exhibit 4

REVENUES

GO Bonds - Fire Truck	315,000	
Orange City Fire Department- Fire Truck	72,500	
<b>Total Revenue</b>		<b>\$ 387,500</b>

EXPENSES

PUBLIC SAFETY

Police - 1010

Academy Training - Officer Niemyer 15,000

Fire- 1050

New Fire Truck - Chassis Purchase June 19 315,000

Other Capital Equipment- Truck and Jaws 72,750

**\$ 402,750**

PUBLIC WORKS

Roadway Maintenance- 2010

Capital Equipment- Snowblower 20,000

**20,000**

Airport- 2080

Insurance 8,000

Misc. Contract Work - Fuel System, Fuel Tank Removal & Hanger Doors (3) 77,000

**85,000**

GENERAL GOVERNMENT

City Hall

Repair of Buildings- City Hall Improvements 20,000

Elections- 6040

Special Elections- Aspire, Council Runoff 10,000

Exec & Admin- 6020

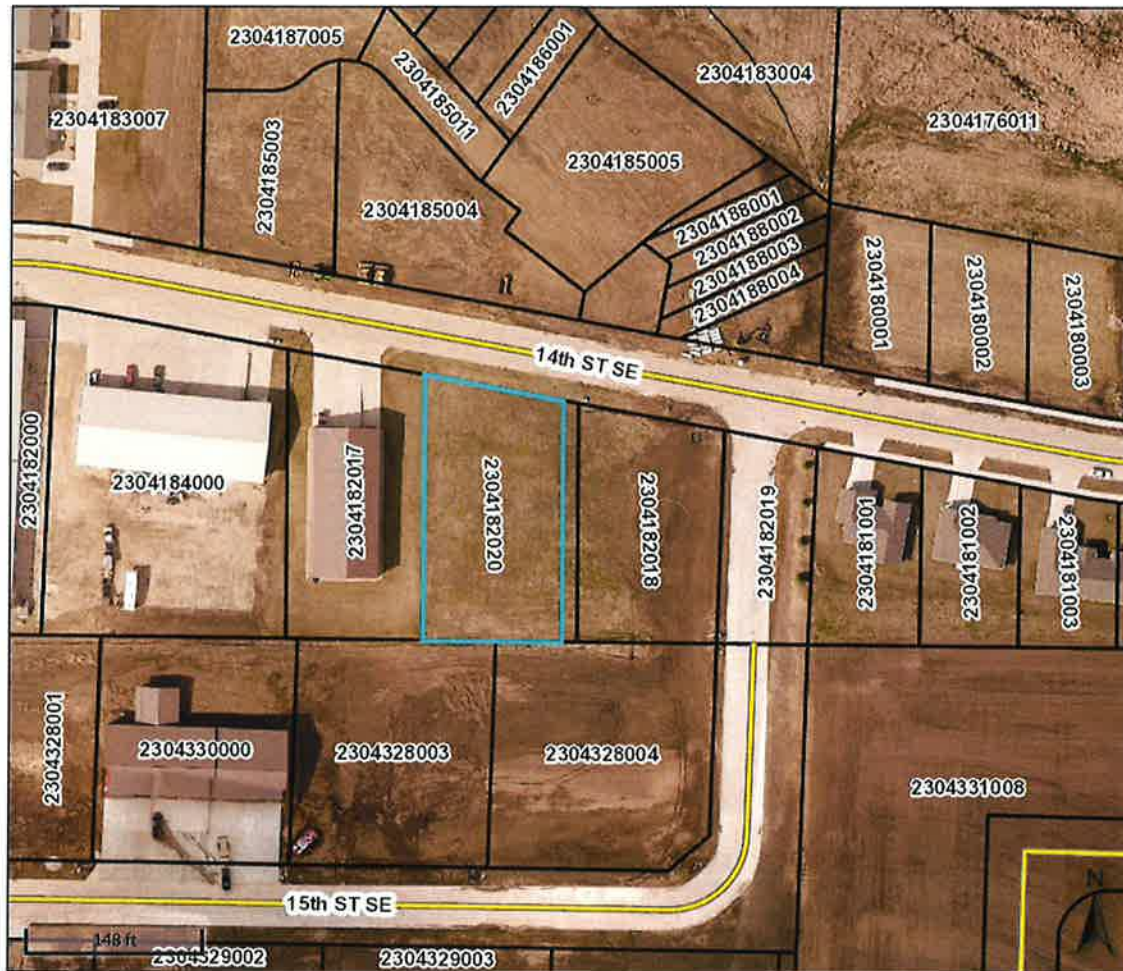
City Admin Search - Hinson Consulting 15,000

**\$ 45,000**

**\$ 552,750**



# Beacon™ Sioux County, IA



## Overview



## Legend

- Parcels
- Roads
- Corporate Limits
- Parcel Numbers
- Streams and River

Parcel ID	2304182020	Alternate ID	n/a	Owner Address	CITY OF ORANGE CITY
Sec/Twp/Rng	n/a	Class	C		PO BOX 406
Property Address		Acreage	n/a		ORANGE CITY IA 51041
District	110				
Brief Tax Description	L5 EXC E14' INDUSTRIE CENTRUM, 5TH ADD				
	(Note: Not to be used on legal documents)				

Date created: 4/30/2020  
 Last Data Uploaded: 4/29/2020 11:55:54 PM

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