

NOTICE AND CALL OF COUNCIL MEETING

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

Date of Meeting: **TUESDAY** July 6, 2021

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

Place of Meeting: Council Chambers, City Hall,
125 Central Ave SE
Orange City, Iowa

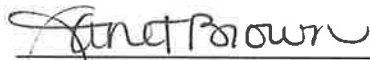
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Resolution of Support for the Iowa Workforce Housing Tax Credit Program
7. Downtown building purchase
8. TIF application
9. Purchase agreement request for City owned land
10. Resolution of Support for the Iowa Workforce Housing Tax Credit Program
11. Resolution of Support for the Iowa Workforce Housing Tax Credit Program
12. Review fireworks ordinance

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13. Liquor license renewal applications
14. Police Officer position
15. Administrative reports
16. Council comments
17. 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
July 6, 2021

1. The meeting will be called to order by Mayor pro-temp Steve Roesner 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 June 21, 2021 council meeting are enclosed for your review. Exhibit 1
6. Westridge Real Estate LLC. would like to apply for tax credits through the Iowa Workforce Housing Tax Credit Program. They are proposing to construct a 32-unit apartment building. It is necessary to pass a resolution of support for the project and to commit to a ten-year tax abatement as the local support for the project.
7. The City in partnership with OCDC would like to purchase the former coffee shop located at 111 Central Avenue NE. The purchase price is \$73,500 and a closing date of 07/28/21. This would be added to the MOU between the City and OCDC with OCDC paying back the City once the property is developed and sold.
8. We have received a TIF application from Hy Vee for the new Dollar Fresh store that will locate in Orange City. The request is for a ten-year TIF rebate. The project will create a 27,000-square-foot store that will offer a full selection of grocery items, a bakery section with a full range of fresh-baked items, a dollar section, a Wall of Value, ready-to-eat meal offerings, a Wine & Spirits department, a shoe section, and a Joe Fresh clothing section; 195 produce items; and 525 specialty items. and will carry more than 11,000 items. The project will create 42 full and part time jobs with full time wages averaging \$42,000 per year. The new annual payroll will be between \$600,000-\$700,000 annually. Exhibit 2
9. Vision Builders have proposed a housing development that would eventually have 2 buildings with condo units, 11 lots for twin homes and 28 lots for single family homes. They are calling the proposed development "The canals" and would have a canal & water feature in the development. In their first phase they would like to apply for Iowa Workforce Housing Tax Credits. In order to apply they need a purchase agreement for the location of the development. The proposed location for the development would be on the northwest 17.5 acres of the recently acquired Groen Property (see attached site drawing). They are asking for a purchase agreement for the property of \$25,000 per acre which is the price the City paid when it was purchased. Exhibit 3
10. Vision Builders, Inc. would like to apply for tax credits through the Iowa Workforce Housing Tax Credit Program. They are proposing to construct a 19-unit condominium building and 3 two-unit condominium buildings. It is necessary to pass a resolution of support for the project and to commit a minimum of \$1,000 of local support for each unit through the installation of infrastructure.

11. Mars Custom LLC. would like to apply for tax credits through the Iowa Workforce Housing Tax Credit Program. They are proposing to construct a 10-unit condominium building. It is necessary to pass a resolution of support for the project and to commit \$1,000 of local support for each unit through the reduction of the lot prices.
12. After receiving comments from the public concerning the length of time fireworks are allowed, management is recommending to shorten the time from June 15 to July 8 to July 1 through July 8. We have also noticed that several other communities have made adjustments to the time frame.
13. We have received renewal applications from Nederlander's Grill and The Roadhouse for Class C Liquor Licenses. Everything is in order.
14. Management has interviewed candidates to fill the vacant position in the police department and are recommending the hiring of Jacob Harmelink. Jacob currently works part-time for us and is a full-time dispatcher with Sioux County. He will also need to complete the 16-week police academy in the near future.
15. Administrative reports:

Scheduled Meetings:

July 14	Customer Appreciation
July 19	Council Meeting, 4:30 P.M.
August 2	Council Meeting, 4:30 P.M.
August 16	Council Meeting, 4:30 P.M.
August 23	Filing period begins for Mayor/Council election
September 16	Filing period ends for Mayor/Council election

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 June 21, 2021. 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 Aaron Beadner, Rod De Boer, Daron De Jong, and Steve Roesner

Members Absent: Council member Tony Vande Brake

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Kent Anderson, and Matt Van Schouwen

Guests: Doug Calsbeek and Mike Hofman

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

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

Approval of Minutes: The minutes of June 7, 2021 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; NAYS: None.

Financial Report: The monthly financial report for May 2021, 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 Steve Roesner approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Steve Roesner, Aaron Beadner, Rod De Boer; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from May 18, 2021 through June 21, 2021 was presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None.

Resolution Setting Salaries for the 2021-2022 Fiscal Year: A motion was made by Council member Aaron Beadner and duly seconded by Council member Steve Roesner adopting a resolution setting salaries for the 2021-2022 fiscal year. The resolution reflects a 2.85% increase for all full-time employees as well as performance adjustments approved by the library board. On call of the roll motion carried. The vote was as follows: AYES: Aaron Beadner, Steve Roesner, Rod De Boer, Daron De Jong; NAYS: None. The resolution was assigned number 6-21-21-1966 and appears in the official resolution book.

Liquor License Renewal Application: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving a renewal application for a Class C Liquor License as submitted by Prairie Winds Event Center. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Aaron Beadner, Steve Roesner; NAYS: None.

Cigarette Permits: A motion was made by Daron De Jong and duly seconded by Council member Aaron Beadner approving the cigarette permit applications as submitted by Don's Food Center, Dollar General, Fareway, Casey's, Conoco, and Dutch Mart. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Rod De Boer, Steve Roesner; NAYS: None.

Administrative Reports:

Scheduled Meetings:

July 6	Council Meeting, 4:30 P.M.
July 14	Customer Appreciation
July 19	Council Meeting, 4:30 P.M.
August 2	Council Meeting, 4:30 P.M.

August 16
August 23
September 16

Council Meeting, 4:30 P.M.
Filing period begins for Mayor/Council election
Filing period ends for Mayor/Council election

Oral reports: Earl reported that the property the City purchased from Mike Julius has been cleared and will be a commercial lot for sale; pickleball courts are almost done, just waiting for the fence to go around it to come in; hope to have the ISG recommendations later this month, will work on making priorities late summer; the DOT stoplight project on Hwy 10 is taking a little longer than planned; Landsmeer well is in, will have a test pump running in it until the one the City ordered comes in; shout out to Haley Evans and Noah Minnick for training the lifeguards and keeping the costs down to get training; received 25 police applications but no one has completed the academy. Kurt shared the public hearing for the 80/20 annexation will be July 14. Matt announced Jonathan Van Zweden will begin working on June 28 or 29; provided a water restriction update; looking at moving to the water warning where lawn watering goes from 2 times per week to 1 time. Steve asked Matt about the status of the new well. Matt responded DGR is planning the pipeline route now, in the process of negotiating with landowners and working with the DNR for a permit.

Council Comments: The Mayor called for comments from members of the Council and none were heard.

Adjournment: No further business appearing it was therefore moved by Council member Rod De Boer and duly seconded by Council member Aaron Beadner to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Steve Roesner; NAYS: None. Adjournment time was 5:01 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

Application for assistance
Through Tax Increment Financing

Applicant Name Hy-Vee Inc.
(Business, Company/Developer)

Contact Person Phil Hoey Title Director, Real Estate

Address 5820 Westown Parkway

City West Des Moines State Iowa Zip Code 50266

Telephone Number (970)371-8611

Provide a brief description of your project:

27,000-square-foot store will offer a full selection of grocery items, a bakery section with a full range of fresh-baked items, a dollar section, a Wall of Value, ready-to-eat meal offerings, a Wine & Spirits department, a shoe section and a Joe Fresh clothing section; 195 produce items; and 525 specialty items. and will carry more than 11,000 items. Our Dollar Fresh is designed to offer customers in smaller communities a fresh, new product selection at low prices.

Hy-Vee, Inc., is an employee-owned corporation that's been in business for over 89 years, with more than 265 retail stores, in eight states. We are known for our quality, variety, convenience, healthy lifestyles, culinary expertise and superior customer service.

Start Date: 5/11/2021

Number of months to complete project? 11/19/2021

Number of **current** full-time (FT) & part-time (PT) employees: FT 0 PT 0

How many new FT & PT employees will be added to the payroll: 12 Months 42 24 Months 42?

Average annual wage for a new FT position: \$ 42,000 per year.

Annual new payroll after 24 Months: 600-700k annual payroll

Will any existing jobs be eliminated if the project does not proceed? No Yes, # of jobs.

What additional economic benefits besides job creation the community would realize?

The new Hy-Vee Dollar Fresh will generate new real estate taxes beyond job creation. Also having another grocery option will generate draw from outside the community likely bringing in dollars which are leaking outside of Orange City now. This investment could also create additional interest in other commercial uses to the area which could further grow the draw from outside the city limits as well as providing needed options for current residents.

What form of TIF assistance requested? (I.e. Financial assistance, obtaining land or property from the city, assistance with utilities or streets, site improvements.) Explain.

10 year TIF rebate


Approval Date _____

By _____

Title _____

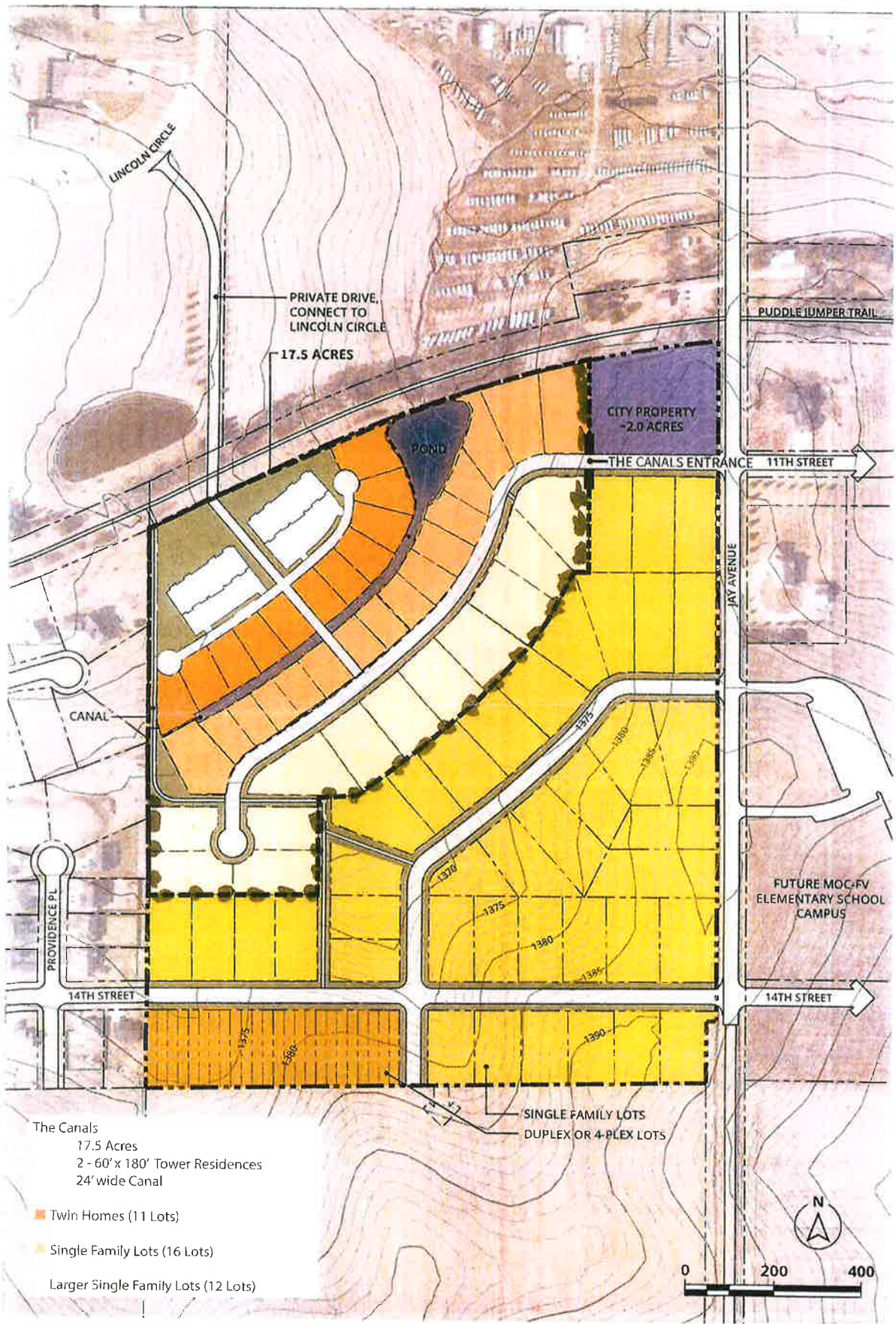
Hy-Vee

(Applicant, Individual, General Partner, Trade Name,
Corporation, Developer.)

By  _____
(Signature)

By Phil Hoey
(Type, Print)

Title: Director, Real Estate



The Canals
 17.5 Acres
 2 - 60' x 180' Tower Residences
 24' wide Canal

- Twin Homes (11 Lots)
- Single Family Lots (16 Lots)
- Larger Single Family Lots (12 Lots)

SINGLE FAMILY LOTS
 DUPLEX OR 4-PLEX LOTS

