

Welcome to the Mayor's Update July, 2013

The Mayor's Update is an attempt, on a monthly basis, to better inform Orange City's citizens and others on the progress and activities occurring within the community. City Council decisions, retail and commercial development progress, business activities and other actions affecting the community are included in a brief and, hopefully, informative manner.

City Housing Incentives

Approximately a year ago, the City Council approved housing incentives to encourage new housing construction and first time home purchases in Orange City. The incentives include:

- First time home purchase in Orange City:
 - 1% of purchase cost of home - Up to \$1,000 total savings from City
- New housing construction - Tax abatement options:
 1. Two year tax abatement:
 - ✓ A newly constructed home valued at \$200,000 – approximately \$3,158 per year, \$6,316 total savings
 2. One year tax abatement and \$2,000 cash:
 - ✓ Approximately a \$3,158 tax abatement + \$2,000 cash for an approximate \$5,158 savings
 3. Additional savings - A 3.95% construction loan @ Orange City lending institutions available with no origination fees

Housing Options Under Consideration – Puddle Jumper Addition #5

1. Lots will be available for purchase, available July 1, 2013, providing affordable housing opportunities with homes of 1400 sq. ft. or less to be constructed. The lots will be priced at \$20,000 per lot. Infrastructure is planned for completion by September 15, 2013.
2. For the purpose of building larger homes, a private developer, Harry Vander Pol, has purchased a 12-acre plot along the trail. These lots are larger in size, and infrastructure for this portion of the development will, hopefully, also be installed by September 15, 2013.
3. The Federal Tax Credit Housing application, which would have provided for fourteen 3 and 4 bedroom single-family dwellings for lower income families, was not approved this past March. The City Council will reconsider the application later this fall.
4. Apartment complexes, non-subsidized, are also being considered for the new addition.

AdvancePierre Foods Facility

Premium Pet Health, as mentioned earlier, has purchased the AdvancePierre facility and hopes to be in operation in the very near future. Job applications are now being accepted. Premium Pet Health is part of the John Morrell Food Group and Smithland Foods. 115-125 jobs are expected when the plant is in full operation by the end of the year.

City Highway Signage

Installation of the new signs along Highway 10 continues. Weather conditions, this spring, have slowed the project, but the old signs are presently being removed and installation should be finished in the next month.

Daycare Facilities

Little has changed regarding the Daycare facilities, but the City continues to work with Cannon Moss Brygger Architects, Sioux City, to explore options to meet the enrollment needs of the Orange City Daycare facility:

- ✓ The present facility is full to capacity through the fall of 2013
- ✓ The City will collaborate with the Daycare Board of Directors to identify future facility needs and potential enrollment growth
- ✓ Facility expansion, if necessary, will be designed accordingly with funding sources identified

Cell Phone Towers

With the impending demolition of the Ag Partners elevator silos, a new location for cell towers now located on the silos must be found. There is not enough room on the city water tower for additional cell towers. As a result, the City is working with Northwestern College to determine a new location that is central to the entire community. The new location, hopefully to be identified in the near future, will then need to go through additional approval guidelines that could take an additional 6 months.

Once again, thank you citizens of Orange City for making our community a special place to live, work, worship, and play.

Les Douma
Mayor, Orange City

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