



CITY OF PELLA

CITY COUNCIL OFFICIAL MINUTES

November 21, 2017

A. CALL TO ORDER BY MAYOR AND ROLL CALL

The City Council of the City of Pella, Iowa, met in regular session at the Public Safety Complex meeting room at 7:00 p.m., Mayor Jim Mueller presiding. Council members present were: Mark De Jong, Tony Bokhoven, Dan L. Vander Beek, Harold Van Stryland, Bruce Schiebout, Larry Peterson. Absent: None. City Administrator Mike Nardini, City Attorney Bob Stuyvesant, and City Clerk Mandy Smith were present. Seven staff members and fifteen members of the general public signed the register.

B. MAYOR'S COMMENTS

1. Announce Policy and Planning meeting following the regular Council meeting to discuss:
 - a. Municipal Telecommunications Feasibility Study
 - b. Fiscal Year 18-19 Funding Requests
2. Approval of tentative agenda. Vander Beek moved to approve the tentative agenda, seconded by Bokhoven. On roll call the vote was: AYES: Vander Beek, Bokhoven, Van Stryland, Schiebout, Peterson, De Jong. NAYS: None. Motion carried.

***PUBLIC FORUM (for anyone wishing to address Council regarding agenda items)**

No comments were received.

C. APPROVAL OF CONSENT AGENDA

Vander Beek moved to approve the consent agenda, seconded by Van Stryland. On roll call the vote was: AYES: Vander Beek, Van Stryland, Schiebout, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried. The following items were approved:

1. Approval of Minutes
 - a. Official Council Minutes for November 6, 2017
2. Report of Committees
 - a. Policy and Planning Minutes for November 6, 2017

PRESENT: Mayor Jim Mueller, Mark De Jong, Tony Bokhoven, Dan L. Vander Beek, Harold Van Stryland, Bruce Schiebout, Larry Peterson
ABSENT: None

OTHERS: City staff and visitors

The Policy and Planning meeting began at 7:36 p.m. The only item on the agenda was a discussion about the potential increase of the number of special use permits for Cocktail Lounge uses in the Central Business District (CBD). As background, Cocktail Lounges, which include bars and taverns, are required to obtain a special use permit thru the Board of Adjustment to operate in the CBD. The number of special use permits is limited to two, both of which are currently issued.

The Lamp Post Lounge, located at 813 Washington Street, is a bar operating in the CBD. The Lamp Post Lounge has acknowledged they are not compliant with their zoning classification and have applied for a special use permit to operate in the CBD.

If Council approved expanding the number of special use permits for Cocktail Lounge uses in the CBD to three, this would allow the Board of Adjustment to consider The Lamp Post Lounge's special use permit application.

At the end of the discussion, Council indicated they do not wish to increase the number of special use permits for Cocktail Lounge uses in the CBD. As a result, Council will address The Lamp Post Lounge's liquor license renewal during a future Council meeting.

The meeting adjourned at 8:13 p.m.

Respectfully submitted:

Mandy Smith

City Clerk

- b. Library Board Minutes for October 10, 2017

I. Call To Order: President Praveen Mohan called the meeting to order at 4:01 p.m. Board members present were: Angela Adam, Verlan Den Adel, Jane Koogler, Praveen Mohan, and Kenny Nedder. Library Director Wendy Street was present. John Evenhouse and Rachel Sparks were excused.

II. Recognition of Visitors and Visitor Comments: There were no visitors present.

III. Approval of Agenda: There were no changes to the agenda. The agenda stood as presented.

IV. Disposition of Minutes: All Board members received the September 2017 minutes prior to the meeting. Angela moved to approve the minutes as written. Jane seconded the motion. The minutes were unanimously approved.

V. Approval of Bills: All Board members received the October list of bills prior to the meeting. After a brief discussion and questions regarding the bills, Jane moved to approve the October bills. Verlan seconded the motion. The bills were unanimously approved.

VI. Unfinished Business:

- a. **Discussion of September 14th Trustee Training** – Wendy and Praveen lead a discussion regarding the learnings from the September 14th Trustee Training. Several items were discussed regarding the Board’s involvement as well as a heavy focus on potential feedback loops from library patrons.
- b. **Compensation Study follow-up** – Wendy provided an update on the compensation study. The current plan is to adopt the recommendations in December and implement in March.

VII. New Business: There was no new business to discuss.

VIII. President’s Report and Announcements:

- a. **Hoopla discussion for next month** – Praveen reminded all to plan for a discussion on Hoopla funding for next month’s meeting.

IX. Director’s Report:

- a. **New staff** - Kelly Taylor is our new Library Assistant I. She started on September 21. Kelly also works at Geisler Library at Central College and worked at the Pella Public Library as Shelver from 2008-2012.
- b. **Statistics**
 - FaxScan24: 10 faxes were sent in September.
 - Mobile print service: 17 users printed 36 jobs totaling 171 pages.
 - Hoopla:
 - i. 313 total circs borrowed by 145 patrons
 - ii. Average of 2.16 circs per patron
 - iii. 71 individuals used all 3 circs
 - iv. \$2.17 average cost per circ
 - v. 69 patrons were blocked by the budget cap
- c. **Meeting Room project** - The drywall work and painting were completed September 21. The flooring was installed October 2. A new table has been ordered and should arrive next month.
- d. **Buildings and Grounds** - Parks staff planted some bushes along the west side of the building. This side has always been drab, so they are a welcome addition!
- e. **Upcoming Events**
 - October 14-October 22: **Friends of the Library Book Sale** in the Library Meeting Room. Books for all ages will be available for the donation of your choice. The book sale is restocked daily, so come early and come often! October 13 is a “members only” sale—you must be a Friend of the Library to enter. Memberships will be for sale at the door.
 - October 17 at 6:00 p.m.: **Family Night** in the Story Time Room. All ages welcome to attend this program. We will be playing board games.
 - October 19 at 10:15 a.m.: **Genealogy Club** will meet in the Heritage Room.
 - October 24 at 6:00 p.m.: **Introduction to QuickBooks Online**. This basic class will be taught by Lucinda Smith and will be held in the Meeting Room. No registration is necessary.
 - October 26 at 12:00 noon: **The Brown Bag Book Club** will discuss Lilac Girls by Martha Hall Kelly.
 - October 30 at 6:00 p.m.: **American Sign Language class**. An 8-week course of introductory classes will be held in the Library Meeting Room on Monday nights beginning October 30. The classes are intended for ages 14 and older.

X. Committee reports: There were no committee reports.

XI. Adjournment: President Praveen Mohan adjourned the meeting at 4:56 p.m. The next regularly scheduled Board Meeting is scheduled for November 14, 2017.

3. **Petitions and Communications**

- a. **Renewal of Class C Liquor License with Outdoor Service, Sunday Sales, and Catering Privileges for Central College**

BACKGROUND: Central College, located at 812 University Street, has applied for renewal of their Class C Liquor License with Outdoor Service, Sunday Sales, and Catering Privileges. The term of the new license is 12 months and would expire on November 30, 2018. The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: Application
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve renewal

- b. **Renewal of Class C Liquor License for Kaldera**

BACKGROUND: Kaldera, located at 1205 Washington Street, has applied for renewal of their Class C Liquor License. The term of the new license is 12 months and would expire on November 30, 2018. The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: Application
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve renewal

- c. **Renewal of Class B Beer Permit with Class C Native Wine Permit and Sunday Sales for Pella Excit-A-Bowl**

BACKGROUND: Excit-A-Bowl, Inc., DBA Pella Excit-A-Bowl at 204 SE 9th Street, has applied for renewal of their Class B Beer Permit with Class C Native Wine Permit and Sunday Sales. The term of the new license is 12 months and would expire on December 31, 2018. The application has been completed online with the state, and staff is recommending approval.

ATTACHMENTS: Application
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve renewal

4. **Administration Reports – None**

D. *PUBLIC HEARINGS – None

E. PETITIONS & COMMUNICATIONS

1. New Class B Beer Permit with Sunday Sales for Happy Joe's Pizza. Van Stryland moved to approve, seconded by Vander Beek. On roll call the vote was: AYES: Van Stryland, Vander Beek, Schiebout, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried.

BACKGROUND: Due to a change in ownership, Dynamic Restaurant Acquisition, DBA Happy Joe's Pizza at 718 Broadway Street, has applied for a new Class B Beer Permit with Sunday Sales.

The application has been filed online with the state for an effective date of December 1, 2017. The term of the new license is twelve months and would expire November 30, 2018.

Staff is recommending approval pending receipt of dram shop insurance.

ATTACHMENTS: Application
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve license pending receipt of dram shop insurance

2. Special Event Permit Request for the 2017 Christmas Tour of Homes. Schiebout moved to approve, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Vander Beek, Van Stryland, Peterson, De Jong. NAYS: None. Motion carried.

BACKGROUND: The Pella Convention and Visitors Bureau has requested a special event permit for the 2017 Christmas Tour of Homes scheduled Thursday, November 30th through Saturday, December 2nd. Set-up would begin Wednesday, November 29th at 5:00 p.m. with take down completed by Saturday, December 2nd at 8:00 p.m. The tour would be held during the following times:

Thursday, November 30th from 1:00 to 8:00 p.m.
Friday, December 1st from 10:00 a.m. to 8:00 p.m.
Saturday, December 2nd from 10:00 a.m. to 2:00 p.m.

Homes on tour this year include:

Dr. Stephen and Heather Barnes at 2700 Bos Landen Dr.
Nick and Lynn Branderhorst at 227 Oskaloosa Street
Mike and April Gruver at 1207 Park Lane
Chad and Brenda Ver Steeg at 1907 West 4th Street

This proposed event would also include refreshments at the Pella Opera House, located at 611 Franklin Street. Signage is proposed to identify the tour locations. No street closures have been requested.

All pertinent City departments have reviewed this application and comments are attached. The fee and insurance certificate have been received, and approval is recommended.

ATTACHMENTS: Application, Map, Department Comments
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Approve special event permit

3. Convention and Visitors Bureau Proposal Presentation. Jill Vandervoort, Director of the Convention and Visitors Bureau, along with board members Shaughn Roorda and Rob Bandstra presented their proposal to Council. A formal contract will be presented for Council approval at a later date.

BACKGROUND: Jill Vandervoort, Director of the Pella Convention and Visitors Bureau, will be in attendance to present their proposal to Council.

ATTACHMENTS: CVB Priorities List, Operational Model Responses
REPORT PREPARED BY: City Clerk
REVIEWED BY: CITY ADMINISTRATOR
CITY CLERK
RECOMMENDATION: Informational item only

F. PLANNING & ZONING ITEMS – None

G. ADMINISTRATION REPORTS – None

H. RESOLUTIONS

1. Resolution No. 5811 entitled, "RESOLUTION APPROVING CHANGE ORDER #5 WITH ERIKSEN CONSTRUCTION CO., INC. FOR CONSTRUCTION OF A NEW RO WATER TREATMENT PLANT". Schiebout moved to approve, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Vander Beek, Van Stryland, Peterson, De Jong. NAYS: None. Motion carried.

BACKGROUND: This resolution approves change order #5 in the amount of \$19,597.42 for the City's construction contract with Eriksen Construction Co., Inc. for improvements to the City's RO water treatment plant. It should be noted, due to the age of the water treatment plant and the significant plumbing modifications, it was difficult to identify these changes prior to construction.

Listed below is a summary of significant components of the change order:

1. **Vents and Mechanical Alterations.** This includes changes to the ductwork and vent lines to the existing aerator and recarbonation basins in Area 3 to facilitate construction of the new Area 2 building addition, providing a drain vent for the Mezzanine level floor drains for the new Detention Tank, and relocation of an existing hose bib on the upper level of the East Bank Filters. **Net cost increase of \$5,695.42.**
2. **Filter Backwash Routine.** This includes changes to the filter backwash routine to utilize the Filter-To-Waste valves to more quickly reduce the water level in the filter box prior to backwashing to reduce the backwash cycle time. **Net cost increase of \$1,348.**
3. **Support of Antiscalant Room HCU with CMU Walls.** This includes a CMU wall on the east end of the Antiscalant Room 203 to be constructed above the existing poured concrete wall to provide additional structural support for the precast concrete ceiling panel which is required to be cut around the existing vertical steel columns at the south supporting wall. **Net cost increase of \$2,855 and a 2-day extension of the final completion date.**
4. **Refinishing Existing Concrete.** Once exposed by removal of the existing exterior building paneling, the south face of the existing Area 2 building was found to have surface imperfections, gaps, and asphaltic water-sealing products. Sections of this wall are to be left intact and exposed as the south walls to the two interior chemical rooms. This RFP includes refinishing of these wall sections that are exposed. **Net cost increase of \$5,062 and a 3-day extension of the substantial and final completion dates.**
5. **Process Piping Vents.** This includes two small-diameter 2-inch PVC vents to be installed for the above-grade process piping in the treatment facilities to allow more accurate flowmeter readings. **Net cost increase of \$1,571.**
6. **Relocation of Flowmeter 104 for Existing Jordan Well.** This includes a revised location and modifications to the programming for the flowmeter FM-104 associated with Jordan Well No. 1. **Net cost increase of \$3,066 and a 1-day extension for the substantial and final completion dates.**

Item 6 includes costs associated with relocation of a flowmeter that was shown on the incorrect raw water line on the design drawings. HR Green identified this after the flowmeter was installed, therefore HR Green will provide an engineering labor credit equal to this amount (\$3,066) on our next engineering invoice to offset the City's cost for this relocation.

Staff is recommending approval of change order #5 in the amount of \$19,597.42 thereby adjusting the total contract price to \$8,878,070.75. It should be noted, this change order also extends the project's substantial completion date by four days, to April 18, 2017, and the project's final completion date by six days, to August 3, 2017.

SUMMARY: If Council approves change order #5 as recommended by staff, listed below is a contract summary:

Original Construction Contract	\$8,655,000.00
Change Order #1	86,598.81
Change Order #2	55,205.85
Change Order #3	24,167.91
Change Order #4	37,500.76
Change Order #5	<u>19,597.42</u>
Total Revised Construction Contract	<u>\$8,878,070.75</u>

In considering this change order, it is important to realize the total change orders amount to 2.5% of the original contract. This is still well below industry standards of 5% to 8% for renovations.

ATTACHMENTS: Resolution, Change Order #5
 REPORT PREPARED BY: Public Works
 REVIEWED BY: CITY ADMINISTRATOR
 CITY CLERK
 RECOMMENDATION: Approve resolution

2. Resolution No. 5812 entitled, "RESOLUTION APPROVING THREE-YEAR FARM LEASE AGREEMENT". Bokhoven moved to approve, seconded by Van Stryland. On roll call the vote was: AYES: Bokhoven, Van Stryland, Schiebout, Peterson, De Jong, Vander Beek. NAYS: None. Motion carried.

BACKGROUND: This resolution approves a three-year land rental agreement for the 75 tillable acres of ground adjacent to the Pella Municipal Airport. This agreement also includes the supplying and planting of an additional 40 acres of oats by the renter, which is used for the recycling of biosolids from the Wastewater Treatment Plant. Historically this activity has shown a deduction in the agreement amount, however, the high bidder did not have a deduction in the per acre rental cost this bid cycle.

Three bids were received on October 31, 2017 as summarized below:

Bidder	Amount Bid (3-year lease)	Per Acre Lease (less oats)
Lightning Creek Farms	\$57,000	\$253.33
Stan Dykstra	\$45,225	\$201.00
Ron De Bruin	\$34,725	\$154.33

The per acre lease for crop year 2017 was \$232 per acre. The high bid received was from Lightning Creek Farms, Inc. for \$253.33 per acre. It is important to note, the average per acre cash rent for Marion County in 2017 was \$184.

Staff recommends awarding the three-year lease for crop years 2018, 2019, and 2020 to Lightning Creek Farms, Inc. for a total contract price of \$57,000.

ATTACHMENTS: Resolution, Lease Agreement, Maps, Bid Sheets, Cash Rental Survey
 REPORT PREPARED BY: Public Works
 REVIEWED BY: CITY ADMINISTRATOR
 CITY CLERK
 RECOMMENDATION: Approve resolution

3. Resolution No. 5813 entitled, "RESOLUTION OF PELLA CITY COUNCIL APPROVING FINAL PLAT FOR FAIRWAY MEADOWS AT BOS LANDEN". Schiebout moved to approve, seconded by Bokhoven. On roll call the vote was: AYES: Schiebout, Bokhoven, Vander Beek, Van Stryland, Peterson, De Jong. NAYS: None. Motion carried.

BACKGROUND: This resolution approves a final plat for Fairway Meadows at Bos Landen. As background, Vermeer Development is requesting to subdivide two lots consisting of 2.37 acres into seven lots for residential development via preliminary plat to construct single-family attached residential homes. The subject properties are located on Bos Landen Drive approximately 700 feet east of Highway T15. If

approved, the subdivider has indicated a desire to utilize the City of Pella's plat of survey process to create fourteen individual lots, which would accommodate single-family homes with a zero lot line, resulting in two units utilizing a shared wall, as permitted by code. The properties combined are 2.37 acres and are currently vacant.

Pella City Code Requirements for Final Plats

The subdivision ordinance states that the City Council shall review the final plat for conformance with the Comprehensive Plan, Zoning Ordinance, approved preliminary plat and City Code Chapter 170.

Final Plat

The final plat is the legal document that is recorded with the Marion County Recorder's office. The sale of subdivided lots can only proceed after this recording. The primary purpose of the final plat is to delineate property boundaries and to describe and dedicate rights-of-way and easements.

Preliminary Plat

The Pella City Code requires that the final plat conform to the approved preliminary plat. The preliminary plat for the development was approved by Council on November 6, 2017. Staff believes the final plat conforms with the approved preliminary plat.

Comprehensive Plan

City Code Chapter 170.08 requires the City Council to review the final plat for conformance with Comprehensive Development Plan, including the Future Land Use Map. The Future Land Use Map of the Comprehensive Plan identifies this site for "Low Density Residential" land uses, which can accommodate single-family attached projects with densities up to 6 units per acre. Staff believes the proposal meets the community's goals listed in the Comprehensive Plan and complies with the Future Land Use Map.

Development Agreement

In order to meet the storm water detention requirements as stipulated in city code, the developer has agreed to make certain improvements to the existing detention pond located on the City's property to the west of the development. Given the pond is located on the Bos Landen Golf Course, Warrior Golf LLC is also required to be a party to the agreement. Given that the improvements will only enhance the appearance and condition of the pond, staff has included approval the agreement as part of the final plat resolution.

Summary and Staff Recommendation

The subdivision plat has been revised to reflect City of Pella staff and consultant comments. Staff finds the final plat, including the required development agreement to accommodate the storm water detention requirements, meets the minimum requirements of the zoning ordinance. Additionally, staff finds the development conforms to the City's Comprehensive Plan.

Based upon the findings, staff recommends approval of the final plat subject to completion of a development agreement to address the subdivision's storm water detention requirements. Finally, it should be noted that the Planning and Zoning Commission unanimously approved the final plat during their October 23rd meeting.

ATTACHMENTS:	Resolution, Final Plat, Development Agreement, Temporary Easement, Title Opinion, Owner's Consent to Plat
REPORT PREPARED BY:	Planning and Zoning
REVIEWED BY:	CITY ADMINISTRATOR
	CITY CLERK
RECOMMENDATION:	Approve resolution

- 4. Resolution No. 5814 entitled, "A RESOLUTION IN SUPPORT OF THE PROPOSED TERMS TO BE INCLUDED IN AN AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF PELLA AND BOS RIDGE LLC.". Van Stryland moved to approve, seconded by Schiebout. On roll call the vote was: AYES: Van Stryland, Schiebout, Peterson, De Jong, Bokhoven, Vander Beek. NAYS: None. Motion carried.

BACKGROUND: This resolution offers the City of Pella's support and clarifies items the City intends to include in a development agreement for the Bos Ridge housing subdivision. It is important to note, this resolution does not create binding obligations for the City, but rather describes potential contributions toward the project conditioned on the Bos Ridge developers meeting certain conditions, including having the property rezoned for its intended use, and the Pella City Council approving an urban renewal plan and development agreement for the project.

The Proposed Project

The proposed project is a forty-five lot residential housing subdivision. The project is located northwest of the Bos Landen Golf Course and abuts Marion County Highway T-15 (see enclosed map). The property is currently zoned agriculture and located within the City of Pella's corporate limits and electric and water service territories.

The developer estimates a ten-year build out of the development with estimated valuations of nearly \$19 million. This would ultimately result in approximately \$338,000 in annual property tax revenues for our community.

Housing Needs in the City of Pella

The 2015 Marion County housing assessment identified an additional 966 housing units which are needed through the year 2025 to meet our community's housing needs. This equates to roughly a 15% increase in the number of housing units currently located within our community. In addition, staff believes we currently have less than fifty residential lots located within new subdivisions. This is important because on an annual basis, the City of Pella typically issues between 15 and 25 building permits for new single-family homes. Therefore, we may have as little as a two-year supply for new residential lots. In addition, there is a significant amount of lead time necessary to build a new residential subdivision.

Financial Request by Developer

In order to build the proposed Bos Ridge subdivision, the developer is requesting partial reimbursement for the cost of its public infrastructure. In considering this request, it is important to realize the public infrastructure, when completed, would be dedicated to the City of Pella. In addition, all public infrastructure would be built according to City's development standards. The estimated cost to install the development's streets, water mains, sanitary sewer mains, storm sewers, and electric infrastructure is approximately \$2 million, including engineering costs. As a result, the developer is requesting a tax increment finance (TIF) rebate of \$1,447,659 to be paid over fifteen years as property taxes are paid from the Bos Ridge Development. In addition, the developer is requesting to have sanitary sewer connection fees waived for the development, which equates to approximately \$99,200. Therefore, the combined total of these requests is \$1,546,859, approximately 77% of the cost of the public infrastructure.

Requirements for Tax Increment Financing for Non-LMI Housing

According to Iowa law, TIF can be used to assist with public improvements related to housing and residential development. However, for developments which are not Low and Moderate Income (LMI) housing, there are specific requirements that need to be adhered to and are listed below:

- A. Unless an extension is approved by both the Pella Community School District and Marion County, the ability to collect tax increment created by the project is limited to ten years. If approved by both the school district and county, the ability to collect tax increment from the project could be extended to fifteen years.
- B. Any TIF revenues generated by development can only be used to offset the cost of the public infrastructure.
- C. While Iowa law allows cities to use TIF to support housing developments without limitation on either the price of the houses or the income levels of the prospective owners, the tradeoff is a percentage of the TIF revenues must be used to support housing assistance to families whose incomes are no greater than 80% of the median income in the county in which the project is located. For the proposed Bos Ridge development, the City of Pella will be required to dedicate an amount equal to 36% (the current percentage of families in county considered "LMI") of the tax increment expended in support of the housing development (in this case, an amount equal to 36% of the aggregate amount of tax rebates to be provided to Developer) to support LMI housing within our community. Based on the developer's TIF rebate request of \$1,447,659, this equates to approximately \$522,000. These funds can be used for additional LMI housing projects or programs such as down payment assistance for LMI households.

Financial Analysis

In analyzing this proposed development, it is important to keep in mind, the developer is proposing to be reimbursed as property taxes are received from the development. This means, if a development agreement containing these terms is ultimately approved by the City Council, the City of Pella would only pay the developer if incremental property taxes are collected from the development. Under this proposal, staff believes most of the risk of the development is transferred to the developer. In addition, we also believe a fifteen year TIF district is necessary to fully reimburse the developer and fund the City of Pella's LMI requirements. Furthermore, staff believes the City of Pella can serve this development until the proposed TIF district is retired.

Staff Recommendation

Staff is recommending approval of this resolution which will provide the developer with an assurance that the City supports this project as currently contemplated. In addition, this resolution does not create binding obligations for the City, but rather describes potential contributions toward the project conditioned on the following:

- 1. The creation of the entity to serve as the developer for the project.
- 2. Approval of the Pella Community School District and Marion County to extend the City's ability to collect tax increment to fifteen years.
- 3. Completion of all legislative processes, which includes establishing the necessary urban renewal area, adopting a TIF ordinance, and going through the City's subdivision process.
- 4. The property for the project being rezoned for its intended use.
- 5. The Pella City Council approving a development agreement for the proposed project after a public hearing.

Staff also believes the proposed housing development meets the key goals of the City's comprehensive plan. In addition, we also believe the requirement to set aside funding for LMI families will be a benefit for our community.

ATTACHMENTS:	Resolution, Map of Proposed Housing Development
REPORT PREPARED BY:	City Administration
REPORT REVIEWED BY:	CITY ADMINISTRATOR CITY CLERK
RECOMMENDATION:	Approve resolution

I. ORDINANCES – None

J. CLAIMS

- 1. Abstract of bills No. 1995. Schiebout moved to approve, seconded by Vander Beek. On roll call the vote was: AYES: Schiebout, Vander Beek, Van Stryland, Peterson, De Jong, Bokhoven. NAYS: None. Motion carried.

K. OTHER BUSINESS / *PUBLIC FORUM (any additional comments from the public)

Comments were received and addressed.

L. CLOSED SESSION – None

M. ADJOURNMENT

There being no further business claiming their attention, Vander Beek moved to adjourn, seconded by Schiebout. On roll call the vote was: AYES: Vander Beek, Schiebout, Peterson, De Jong, Bokhoven, Van Stryland. NAYS: None. Motion carried. Meeting adjourned at 8:08 p.m.