

City of Ida Grove
Bowling Alley
Policy and Planning Committee Meeting
April 6, 2018 – 12:30 p.m.

Policy and Planning Chairman, Gregor Ernst, called the meeting to order at 12:23 p.m. with the following Council Members present: Paul Cates and Ryan Goodman. Others in attendance were: Mayor-Devlun Whiteing, Deputy Administrator-Heather Sweeden and City Attorney-Peter Goldsmith. Ida County Economic Development Representative, Rita Frahm, later joined the meeting.

Motion by Council Member Cates to approve the agenda, second by Council Member Ernst. On a unanimous vote, motion carried.

Discussion of Jan Hewitt wanting to develop a cul de sac off of W 5th Street. The City would prefer a through street. Discussing tax values on low to moderate income housing. Could the City TIF and get more tax money for a period of time to recover the costs faster? Council is aware there is a lack of housing in Ida Grove, especially for low to moderate income families and this development would be beneficial. Questions on what would be convenient for other homeowners in the area of W 5th street and what the values of these projected new homes would be in comparison to existing homes in the neighborhood. Council member Goodman questions what the City's cost would be to place infrastructure. Goldsmith suggests a contract that states there would need to be X tax base in X amount of time. Rita Frahm mentions that Hewitt will be coming to the City asking for a variance for a building/shed with living quarters to be placed on the cul de sac. She also mentions these homes may have criteria that would need to be met in order to purchase them; based off of how many people in a family and their income. Goodman expresses his concern for committing to this project knowing the City has other large projects coming up in the near future.

Rita will do some projections to send to the Council, look at a cost estimate from JEO and find out how many houses would be built with this proposed project. Rita believes the homes would be valued at around \$125,000 to \$135,000.

In other business, Council Member Goodman brought up the Ross Ladwig property on Court Street. Ladwig would like to store a friend's boat in the bus barn, but cannot do that according to his current special use permit. Council thinks the current agreement may be too restrictive and would like to take a look at the agreement and possibly make some changes to it. The Council directed Goldsmith to come up with a new agreement.

Motion by Council Member Goodman to adjourn, seconded by Council Member Cates. On a unanimous vote, motion carried.

Meeting adjourned at 1:15 p.m.

Heather Sweeden, Deputy Administrator

Devlun Whiteing, Mayor