



CITY OF PELLA

POLICY and PLANNING MINUTES

December 6, 2022

PRESENT: Mayor Don DeWaard, Mark De Jong, Liz Sporrer, Lynn Branderhorst, Calvin Bandstra, Dr. Spencer Carlstone, Dave Hopkins

ABSENT: None

OTHERS: City staff and visitors

The Policy and Planning meeting began at 6:53 p.m. The only agenda item was a discussion regarding a proposed amendment to the development agreement with Pella Entertainment Group for the Smash Park property. Specifically, the developer is requesting the following:

1. Extend the deadline to install a miniature golf course by two-years, to December 31, 2025. Mid-American Energy plans to relocate the high voltage transmission line which dissects the Smash Park property in 2024. To avoid conflicts with construction of either project, the developer would like to delay building of the miniature golf course until after Mid-American Energy's project is complete.
2. Remove the requirement to build sand volleyball courts. The developer would like to solicit public input on future amenities, such as batting cages or outdoor pickleball courts, rather than be obligated to build sand volleyball courts.

City Administrator Nardini informed Council that the minimum assessment agreement of \$5.0 million for the Smash Park property will not be impacted by this proposed amendment. To-date, the developer has met all of their obligations under the current development agreement. As a result, the City of Pella is obligated to provide the developer with a construction grant in the amount of \$1,500,000 within 150 days of issuing a final certificate of occupancy. The final certificate of occupancy was issued to Smash Park on September 27, 2022.

Council member Bandstra mentioned the possibility of reducing the \$1,500,000 construction grant by an amount equal to the percentage of the business that involves the miniature golf course and sand volleyball courts, stating this could be a financial incentive to complete these items. Nardini responded that if the developer does not complete these items, they would be in default of the development agreement. If a default occurs, the City Council has a variety of options including withholding future tax increment rebates.

At the end of the discussion, Council expressed support of proceeding with formal consideration of the amendment, as outlined above, during a future Council meeting. Furthermore, staff was directed to proceed with issuing the \$1,500,000 construction grant to the developer, in accordance with the terms of the previously approved development agreement.

The meeting adjourned at 7:08 p.m.

Respectfully submitted:
Mandy Smith
City Clerk