

MINUTES PROVIDING FOR PASSAGE  
OF AN ORDINANCE ESTABLISHING A  
TAX INCREMENT FINANCING  
DISTRICT FOR THE 2024 ADDITION  
TO THE VAN METER URBAN  
RENEWAL AREA

420352-29

Van Meter, Iowa

July 8, 2024

The City Council of the City of Van Meter, Iowa, met on July 8, 2024, at 7:00 p.m., at Van Meter United Methodist Church, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced an ordinance entitled "Ordinance No. 2024-17. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the ordinance entitled "Ordinance No. 2024-17 An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

## **ORDINANCE NO. 2024-17**

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Van Meter, Iowa (the "City") has previously enacted certain ordinances providing for the division of taxes levied on certain taxable property in the Van Meter Urban Renewal Area (the "Urban Renewal Area"), pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to such ordinances, certain taxable properties within the Urban Renewal Area in the City have been designated as "tax increment districts"; and

WHEREAS, the City Council now desires to establish a new "tax increment district" by designating the real property comprising the 2024 Addition to the Urban Renewal Area;

BE IT ENACTED by the Council of the City of Van Meter, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2024 Addition to the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Van Meter, Iowa.

"County" shall mean Dallas County, Iowa.

"2024 Urban Renewal Area Addition" shall mean the 2024 Addition to the Van Meter Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on July 8, 2024:

PARCEL 24-18

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 200 FEET OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 2024 AT PAGE 01854; THENCE S33°00'41"E ALONG THE SOUTHWESTERLY RIGHT OF WAY

LINE OF RICHLAND ROAD AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 249.83 FEET; THENCE N86°11'40"W, A DISTANCE OF 221.34 FEET; THENCE S03°48'20"W, A DISTANCE OF 144.07 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RICHLAND CIRCLE AS IT IS PRESENTLY ESTABLISHED; THENCE N86°54'37"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.65 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RICHLAND CIRCLE AND ALONG A 142.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 219.74 FEET, SAID CURVE HAVING A CHORD BEARING OF N42°49'50"W AND A CHORD LENGTH OF 198.46 FEET; THENCE N01°30'00"E ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RICHLAND CIRCLE, A DISTANCE OF 32.82 FEET; THENCE N06°59'00"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 176.62 FEET TO THE SOUTHWEST CORNER OF THE NORTH 200 FEET OF THE PARCEL DESCRIBED IN SAID DEED RECORDED IN BOOK 2024 AT PAGE 01854; THENCE S86°11'40"E ALONG THE SOUTH LINE OF SAID NORTH 200 FEET, A DISTANCE OF 315.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 2.56 ACRES (111,322 SQUARE FEET)

"Urban Renewal Area" shall mean the entirety of the Van Meter Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2024 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2024 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2024 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2024 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2024 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2024 Urban Renewal Area Addition to include the annexed

area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2024 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2024 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2024 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Van Meter, Iowa, on July 8, 2024.

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Mayor

Attest:

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City Clerk

STATE OF IOWA

SS:

DALLAS COUNTY

I, the undersigned, County Auditor of Dallas County, in the State of Iowa, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2024, the City Clerk of the City of Van Meter, Iowa, filed in my office a copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on July 8, 2024, entitled: "Ordinance No. 2024-17. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County Auditor

STATE OF IOWA  
DALLAS COUNTY  
CITY OF VAN METER

SS:

I, the undersigned, City Clerk of the City of Van Meter, State of Iowa, do hereby certify that I caused to be published "Ordinance No.2024-17. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk

**(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)**



STATE OF IOWA  
DALLAS COUNTY  
CITY OF VAN METER

SS:

I, the undersigned, City Clerk of the City of Van Meter, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "Ordinance No. 2024-17. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2024 Addition to the Van Meter Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk