



February 8, 2024

Via Email

Jessica Drake
City Clerk/City Hall
Van Meter, IA

Re: Van Meter TIF District Property Deletion
Our File No. 420352-27

Dear Jessica:

Attached please find proceedings covering the adoption of an ordinance deleting property from the TIF District for the Van Meter Urban Renewal Area. We have prepared the proceedings providing for the adoption of the ordinance on the presumption that the Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. **This waiver requires the affirmative vote of not less than four of the five Council Members.** If the Council does not choose to follow this procedure, we will provide substitute proceedings covering the separate considerations of the ordinance.

Once the ordinance has been finally adopted, it must be published, and a copy must be filed with the County Auditor of Dallas County. Please print extra copies of the ordinance for publication and filing. Certificates are included in the proceedings to attest to each of those acts.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please call John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Liz Faust

Van Meter/421431-52/Deletion Ord.

MINUTES PROVIDING FOR PASSAGE OF AN ORDINANCE DELETING PROPERTY FROM A TAX INCREMENT FINANCING DISTRICT FOR THE VAN METER URBAN RENEWAL AREA

420352-27

Van Meter, Iowa

February 12, 2024

The City Council of the City of Van Meter, Iowa, met on February 12, 2024 at 7:00 p.m., at the United Methodist Church located at 100 Hazel Street in the City.

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

Present: Akers, Brott, Pelz, westfall _____

Absent: GroImus _____.

Council Member ^{Brott} _____ introduced an ordinance entitled "Ordinance No. 2024-11 An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member ^{Brott} _____ and seconded by Council Member ^{Pelz} _____ 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: Akers, Brott, Pelz, westfall _____

Nays: None _____.

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

Van Meter/421431-52/Deletion Ord.

It was moved by Council Member Brott and seconded by Council Member PeLz 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: Akers, Brott, PeLz, Westfall

Nays: None.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member Brott and seconded by Council Member PeLz that the ordinance entitled "Ordinance No.2024-11 An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, 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 passage and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: Akers, Brott, PeLz, Westfall

Nays: None.

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

Van Meter/421431-52/Deletion Ord.

ORDINANCE NO.2024-11

An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Van Meter, Iowa (the "City") previously enacted Ordinance No. 94 and Ordinance No. 166 providing for the division of taxes levied on taxable property in the Van Meter Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to Ordinance No. 94 and Ordinance No. 166, a portion of the Van Meter Urban Renewal Area in the City of Van Meter was designated a "tax increment district"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

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

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Van Meter Urban Renewal Area.

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

"Deleted Property" shall mean certain real property more particularly described, as follows:

Certain real property situated in the City of Van Meter, Dallas County, State of Iowa, more particularly described as follows:

That portion of the railroad right-of way located in the South 1/2 of Section 22-78-27 as found on page 19 of 87 in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Part of Parcel C of the N1/2 of Section 27, Township 78 N, Range 27 W of the 5th Principal Meridian except Parcel D as found on page 16 of 87 (5th Paragraph) in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Part of Parcel C of the South 1/2 of Section 22, Township 78 N, Range 27 W of the 5th Principal Meridian except Parcel D as found on page 16 of 87

Van Meter/421431-52/Deletion Ord.

(7th Paragraph) in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Lots "A" and "B", Trails End Plat 1, City of Van Meter, Dallas County, Iowa;

AND

Parcel 21-86, Official Parcel Recorded in Book 2021, Page 30893 at the Dallas County Recorder's Office, of the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 28, Township 78 North, Range 27 West of the 5th PM, City of Van Meter, Dallas County, Iowa.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Van Meter Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

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.

Van Meter/421431-52/Deletion Ord.

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

Passed and approved by the Council of the City of Van Meter, Iowa, on February 12, 2024.

DocuSigned by:

98F785F867D84D8...

Mayor

Attest:

DocuSigned by:

887982E9984B7...

City Clerk

Van Meter/421431-52/Deletion Ord.

STATE OF IOWA
DALLAS COUNTY
CITY OF VAN METER

SS:

I, the undersigned, City Clerk of the City of Van Meter, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of the City relating to the adoption of an ordinance entitled "An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this 12 day of February, 2024.

DocuSigned by:

Jessica Drake

001992290061487...

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 6th day of June, 2024, the City Clerk of the City of Van Meter, Iowa, filed in my office a copy of an ordinance of the City shown to have been adopted by the Council and approved by the Mayor thereof on February 12, 2024, entitled: "Ordinance No.2024-11 An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, 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 24th day of June, 2024.



[Signature]
County Auditor

LOCALiQ

Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

AFFIDAVIT OF PUBLICATION

City of Van Meter
310 Mill Street
Van Meter IA 50261

STATE OF WISCONSIN, COUNTY OF BROWN

The Dallas County News, a weekly newspaper printed and published at Adel, Dallas County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

06/13/2024

and that the fees charged are legal.

Sworn to and subscribed before on 06/13/2024

Legal Clerk

Notary, State of W. County of Brown

My commission expires

Publication Cost:	\$76.20	
Tax Amount:	\$0.00	
Payment Cost:	\$76.20	
Order No:	10266590	# of Copies:
Customer No:	1403764	0
PO #:	LIOW0113753	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

City of Van Meter Ordinance 2024-11
ORDINANCE NO. 2024-11

An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Van Meter, Iowa (the "City") previously enacted Ordinance No. 94 and Ordinance No. 166 providing for the division of taxes levied on taxable property in the Van Meter Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to Ordinance No. 94 and Ordinance No. 166, a portion of the Van Meter Urban Renewal Area in the City of Van Meter was designated a "tax increment district"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

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

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Van Meter Urban Renewal Area.

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

"Deleted Property" shall mean certain real property more particularly described, as follows:

Certain real property situated in the City of Van Meter, Dallas County, State of Iowa, more particularly described as follows:

That portion of the railroad right-of way located in the South 1/2 of Section 22-78-27 as found on page 19 of 87 in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Part of Parcel C of the N1/2 of Section 27, Township 78 N, Range 27 W of the 5th Principal Meridian except Parcel D as found on page 16 of 87 (5th Paragraph) in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Part of Parcel C of the South 1/2 of Section 22, Township 78 N, Range 27 W of the 5th Principal Meridian except Parcel D as found on page 16 of 87 (7th Paragraph) in an annexation document recorded in the Dallas County Recorder's office in Book 2022 Page 13373;

AND

Lots "A" and "B", Trails End Plat 1, City of Van Meter, Dallas County, Iowa;

AND

Parcel 21-86, Official Parcel Recorded in Book 2021, Page 30893 of the Dallas County Recorder's Office, of the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 28, Township 78 North, Range 27 West of the 5th PM, City of Van Meter, Dallas County, Iowa.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Van Meter Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

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 and approved by the Council of the City of Van Meter, Iowa, on February 12, 2024.


June 13 2024
LIOW0113753

Van Meter/421431-52/Deletion Ord.

STATE OF IOWA
DALLAS COUNTY SS:
CITY OF VAN METER

I, the undersigned, City Clerk of the City of Van Meter, do hereby certify that I caused to be published "Ordinance No. 2024-11 An Ordinance Deleting Property From the Tax Increment Financing District for the Van Meter Urban Renewal Area of the City of Van Meter, Iowa, 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 24th day of June, 2024.



City Clerk

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

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published ordinance and have verified that it was published on the date indicated in the publisher's affidavit.)