

ADDITION TO THE URBAN RENEWAL
AREA DESIGNATION AND PLAN
HEARING

422425-19

Roland, Iowa

December 5, 2018

The City Council of the City of Roland, Iowa, met on December 5, 2018, at 6:00 p.m., at the Roland Community Center, in the City for the purpose of conducting a public hearing on the designation of the expanded Roland Urban Renewal Area and on urban renewal plan amendment. The Mayor presided and the roll being called the following members of the City Council were present and absent:

Present: Balmer, Burres, Hill, Sargent

Absent: Larson

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan amendment had been published according to law and as directed by the City Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member Sargent moved the adoption of a resolution entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Roland Urban Renewal Area," seconded by Council Member Balmer. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Sargent, Hill, Balmer

Nays: Burres

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO.18-54

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Roland Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Roland (the "City") has previously created the Roland Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) facilitates the use of tax increment financing in support of the replacement and improvement of the municipal swimming pool; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on December 5, 2018; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Story County and the Roland-Story Community School District; the consultation meeting was held on the 19th day of November, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Roland, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the December, 2018 Addition to the Roland Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development project described in the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 5, 2018.



Mayor

Attest:



City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

CITY OF ROLAND, IOWA
URBAN RENEWAL PLAN AMENDMENT
ROLAND URBAN RENEWAL AREA

December, 2018

The Urban Renewal Plan (the "Plan") for the Roland Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of (1) adding certain property to the Urban Renewal Area; and (2) identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the December, 2018 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project:

Name of Project: Municipal Swimming Pool Improvement Project (the "Pool Project")

Name of Urban Renewal Area: Roland Urban Renewal Area

Date of Council Approval of the Project: December 5, 2018

Description of the Project: The Pool Project will consist of the replacement and improvement of the municipal swimming pool situated on the Property in the Urban Renewal Area. The City has found that provision of superior recreational facilities is necessary for the enhancement and maintenance of economic development in the community, and the City is hereby authorized to use its urban renewal powers to complete the Pool Project. It is anticipated that the completed Pool Project will have a positive impact on commerce in the Urban Renewal Area through the provision of enhanced recreational amenities resulting in the attraction and retention of businesses.

Description of Properties to be Acquired in Connection with the Project: The City will not acquire real property interests in the undertaking of the Pool Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Pool Project with borrowed funds through the issuance of general obligation bonds or notes (the "Bonds"). A portion of the principal of and interest on the Bonds will be repaid with incremental property tax revenues. It is anticipated that the City's use of incremental property tax revenues for the Pool Project will not exceed \$1,500,000.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax

revenues for the funding of the Pool Project and alternative development and funding options for the Pool Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined the provision of superior parks and recreational facilities are essential to the economic development of the City. Maintaining and enhancing the municipal swimming pool will positively impact commerce, growth and development in the Urban Renewal Area. The improvement of the existing municipal swimming pool to its highest and best use is more cost effective than constructing a new municipal swimming pool. There are no other development options feasible on the property on which the municipal swimming pool is currently located.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the Pool Project because such Revenues have been allocated to other projects in the City.

* General Fund: The City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City has very limited cash reserves in its General Fund and cannot access such reserves to pay the costs of the Pool Project without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City intends to issue the Bonds to pay the costs of the Pool Project. The use of tax increment financing to pay a portion of the principal of and interest on the Bonds will lessen the burden on individual tax payers that will result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives which are enhanced by the operations at the municipal swimming pool.

* Swimming Pool Revenues: The City does not have revenues available from the municipal swimming pool to aid in the funding of the Pool Project. The municipal swimming pool operates in months to years under deficit conditions. The City subsidizes the municipal swimming pool revenue fund with proceeds from the general fund.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Pool Project.

* Grant Proceeds: The City will apply for grants to fund a portion of the Pool Project.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$3,984,195</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in connection with December, 2018 Amendment*:	<u>\$1,500,000</u>

*Some or all of the debt incurred hereunder may be subject to annual appropriation by the City Council.

EXHIBIT A
LEGAL DESCRIPTION
ROLAND URBAN RENEWAL AREA
DECEMBER, 2018 ADDITION

Certain real property situated in the City of Roland, Story County, State of Iowa more particularly described as follows:

Sublots One (1) and Two (2) of Sublot Two (2) of Lot Six (6) in tile Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th Principal Meridian in the County of Story, State of Iowa.

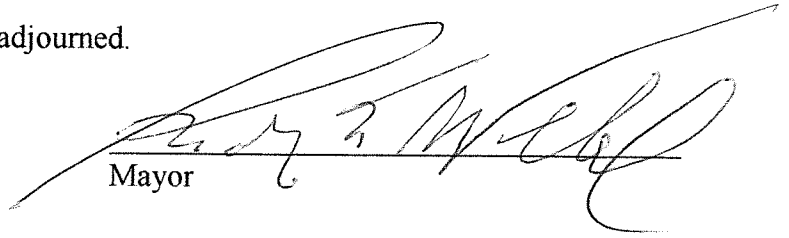
EXHIBIT A
Legal Description
December, 2018 Addition to the Roland Urban Renewal Area

Certain real property situated in the City of Roland, Story County, State of Iowa more particularly described as follows:

Sublots One (1) and Two (2) of Sublot Two (2) of Lot Six (6) in tile Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th Principal Meridian in the County of Story, State of Iowa.


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Upon motion and vote, the meeting adjourned.



Mayor

Attest:



City Clerk

STATE OF IOWA
COUNTY OF STORY
CITY OF ROLAND

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Roland, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with designating an urban renewal area and approving the urban renewal plan amendment for the Roland Urban Renewal Area in the City.

WITNESS MY HAND this 6th day of December, 2018.



City Clerk

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan amendment.)

MINUTES OF THE ROLAND
PLANNING & ZONING COMMISSION
NOVEMBER 19, 2018

The Roland Planning & Zoning Commission met on November 19, 2018 at the City Hall at 208 N Main St. Chairman Denny Posegate called the meeting to order at 7:15 with the following Commissioners present:, Denny Posegate, Matt Dahlsten, and Marvin Wright. . Absent: none Also present was City Clerk Jodi Meredith

Posegate moved to approve the agenda, 2nd Dahlsten, all Aye, MC.

Posegate moved to approve the minutes for the February 26, 2018, 2nd Wright, all Aye, MC.

Commissioners reviewed the amendment to the Roland Urban Renewal plan that the city submitted. Posegate moved that a confirmation letter be sent the Roland City Council that Planning and Zoning Commissioners reviewed the amendment of the Roland Urban Renewal plan and it does conform with the City of Roland's Comprehensive Plan, 2nd Wright, roll vote Aye: Wright, Posegate, Dahlsten

Discussed the changes that the Planning and Zoning previously recommended to the Roland City Council. Dahlsten moved to send the previous recommendation back to the Roland City Council as were approved February 26, 2018.

(1. Dahlsten moved to approve changing Code of Ordinance for the City of Roland, Chapter 136 Section 136.06 from: Construction of such sidewalk shall be completed within one (1) year of the commencement of the home construction to: Construction of such sidewalk shall be completed before owner occupancy certificate is given. 2nd Gustafson, all AYE. MC

2. Gustafson moved to approve changing the Code of Ordinance for the City of Roland, Chapter 136 Section 136.08.5.A from: Residential sidewalks shall be at least four (4) feet wide to: Residential sidewalks shall be at least five (5) feet wide. 2nd Wright, all AYE, MC

3. Gustafson moved to approve changing the Roland Code of Ordinance for the City of Roland Chapter 165 Section 165.09.1.C, from: Fences and walls shall not exceed three feet in height within the front yard area, four feet in height within the side yard area and six feet in height within the rear yard to : Fences and walls shall not exceed four (4) feet in height within the front yard area, four (4) feet in height within the side yard area and six feet in height within the rear yard, 2nd Dahlsten all AYE, MC)

Dahlsten moved to approve adding to the Ordinance that all driveway approaches between the street and sidewalk (ROW) be constructed of hard surfaces,

Posegate moved to adjourn the meeting at 7:40 p.m. 2nd Wright, all Aye, MC.

Minutes were taken by City Clerk Jodi Meredith

11/30/2018

To The Roland Mayor and City Council:

The Planning & Zoning Board held a meeting on Monday, November 19, 2018 at 7 p.m. to address the request from Roland City Council to review the amendment to the Roland Urban Renewal plan and previous recommendation from the Planning and Zoning.

P&Z members, Denny Posegate, Marvin Wright, Matt Dahlsten, and city clerk in attendance.

Confirmation

The Planning and Zoning Board has reviewed the amendment of the Roland Urban Renewal Plan and has confirmed that it does conform with the City of Roland's Comprehensive Plan.

Respectfully Submitted,
Denny Posegate, Chair

Recommendation to the Mayor and City Council

The Planning and Zoning Board recommendations to the Mayor and City Council

Approve

1. Changing the Code of Ordinance Chapter 136 Section 136.06 from: Construction of such sidewalk shall be completed within one (1) year of the commencement of the home construction to: Construction of such sidewalk shall be completed before owner occupancy certificate is given.
2. Changing the Code of Ordinance Chapter 136 Section 136.08.5.A from: Residential sidewalks shall be at least four (4) feet wide to: Residential sidewalks shall be at least five (5) feet wide.
3. Changing the Code of Ordinance Chapter 165 Section 165.09.1.C from: Fences and walls shall not exceed three feet in height within the front yard area, four feet in height within the side yard area and six feet in height within the rear yard to : Fences and walls shall not exceed four (4) feet in height within the front yard area, four (4) feet in height within the side yard area and six feet in height within the rear yard.
4. Changing the Code of Ordinance to include that all new constructed/or repaired driveway approaches to be constructed of hard surfaces.