



AGENDA OF THE SPECIAL SESSION OF THE
COUNCIL OF THE CITY OF WASHINGTON, IA
TO BE HELD IN THE
COUNCIL CHAMBERS
215 E. WASHINGTON STREET
AT 10:15 A.M., FRIDAY, December 9, 2022

To attend the meeting via Zoom, go to:

<https://us02web.zoom.us/j/84413261389?pwd=Sy9VMjgldHpoYkkwTzFPTy84aUF2dz09>

Meeting ID: 844 1326 1389

Passcode: 6536584

Call to Order

Pledge of Allegiance

Roll call

Agenda for the Regular Session to be held at 10:15 A.M., Friday, December 9, 2022 to be approved as proposed or amended.

PRESENTATION FROM THE PUBLIC – Please limit comments to 3 Minutes

NEW BUSINESS

1. Discussion and Consideration of a Second Reading (and Possible Third and Final Reading) of an Ordinance Repealing Ordinance No. 1141 and Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located Within the Washington Unified South Central Residential Urban Renewal Area, in the City of Washington, County of Washington, State of Iowa, By and for the Benefit of the State of Iowa, City of Washington, County of Washington, Washington Community School District, and Other Taxing Districts, be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issues, Incurred by the City in Connection with the Washington Unified South Central Residential Urban Renewal Area (Prairie Ridge and NLW Plat 1 Area)

ADJOURNMENT

ORDINANCE NO. 1146

AN ORDINANCE **REPEALING ORDINANCE NO. 1141** AND PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN PROPERTY** LOCATED WITHIN THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL AREA, IN THE CITY OF WASHINGTON, COUNTY OF WASHINGTON, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WASHINGTON, COUNTY OF WASHINGTON, WASHINGTON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE WASHINGTON UNIFIED SOUTH CENTRAL RESIDENTIAL URBAN RENEWAL AREA (**PRAIRIE RIDGE AND NLW PLAT 1 AREA**)

WHEREAS, the City Council of the City of Washington, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 2012-71 passed and approved on September 19, 2012, adopted an Amendment No. 1 to the Washington Unified South Central Residential Urban Renewal Plan (the "Urban Renewal Plan"), which Amendment No. 1 unified two existing residential urban renewal areas and renamed the unified area as the Washington Unified South Central Residential Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, by Resolution No. 2022-001, the City Council adopted an Amendment No. 2 to the Urban Renewal Plan, which added the Amendment No. 2 Area to Urban Renewal Area; and

WHEREAS, this Council subsequently adopted Ordinance No. 1141 on November 15, 2022 to provide for the division of tax revenue from the entire Amendment No. 2 Area (described as "Amendment No. 2 Project Area"), pursuant to Iowa Code Section 403.19; and

WHEREAS, following the adoption of Ordinance No. 1141, the City determined that it desired to provide for the division of tax revenue, pursuant to Iowa Code Section 403.19, on only a portion of the Amendment No. 2 Project Area, corresponding to the projects on the lots and parcels located within the area legally described as follows (the "**Prairie Ridge and NLW Plat 1 Area**"):

Prairie Ridge Subdivision

Prairie Ridge Subdivision is a part of Auditor's Parcel L, 4.989 acres, as shown in Plat Book 22, Page 244, In the South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) in Lot F of the Auditor's Subdivision of the

Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy- five (75) North, Range Seven (7) West of the Fifth (5th) Principal Meridian, in the City of Washington; In Washington County, Iowa; subject to easements and restrictions of record. Deed Book 2008 Page 4335 in the office of Washington County Recorder, except Lots One (1) and Two (2) of Auditor's Parcel "L". Prairie Ridge Subdivision is more particularly described as follows:

Beginning at the Southeast corner of said Parcel "L" of SW ¼ of SW ¼ Section 16; thence South 89°07'40" West 328.00 feet along the South line thereof; thence North 01°19'00" East 513.10 feet along the West line of said Parcel "L"; thence North 89° '05" East 133.97 feet along the South line of Lot 2 of Parcel "L"; thence North 01°21'10" East 120.68 feet along the East line of Lot 2 of Parcel "L"; thence North 01°25'05" East 30.01 feet along the East line of Lot 1 of Parcel "L"; thence North 89°25'50" East 193.87 feet along the North line of Parcel "L" to the East line thereof; thence South 01°19'05" West 662.20 feet along said East line to the Point of Beginning, containing 197,141 square feet (4.53 acres).

AND

NLW Subdivision Plat 1

Lot 1 of Lot A in the Subdivision of Outlot 10 of A.W. Chilcote's Outlot Addition to Southeast Washington, Washington County, Iowa. Said Lot 1 of Lot A is more particularly described as follows: Beginning at the Northeast corner of said Lot A of Outlot 10 as shown in Plat Book 4 on Page 511, in the Office of the Washington County Recorder; thence South 01°01'20" East 772.64 feet along the East line thereof to the North right-of-way line of East Fillmore Street according to the Acquisition Plat recorded in Book 22 on Page 242; thence South 89°31'55" West 379.00 feet West 379.00 feet along said right-of-way line; thence North 01°01'20" West 771.87 feet to the North line of said Lot A of Outlot 10 of A.W. Chilcote's Outlot Addition; thence North 89°25'00" East 379.00 feet along said North line to the Point of Beginning. Said Lot 1 of Lot A contains 6.72 acres.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Washington, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Washington, State of Iowa, desires to repeal Ordinance No. 1141 and instead provide for the division of revenue from taxation on only the **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area, as above described, in accordance with the provisions of Iowa Code Section 403.19, as amended. [Note: The parcels included in the **Prairie Ridge and NLW Plat 1 Area** are the only portion of the Urban Renewal Area that will be included in this TIF Ordinance. The City has previously adopted separate ordinance(s) which provide for the division of revenue with respect to other portions of the Urban Renewal Area. Nothing in this Ordinance shall amend the prior ordinances nor shall this Ordinance impact the base value or division of revenue already established in the previously

approved ordinances on other portions of the Urban Renewal Area. Therefore, the property included in the various TIF ordinances in this Urban Renewal Area will have different frozen bases and different expiration dates.]

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, STATE OF IOWA:

Section 1. Ordinance No. 1141 is hereby repealed in its entirety and shall have no further effect. For the avoidance of doubt, following adoption and publication of this Ordinance, the **Prairie Ridge and NLW Plat 1 Area** is the only portion of the Amendment No. 2 Project Area that was described in Ordinance No. 1141 that will be subject to the provisions of Iowa Code Section 403.19 at this time.

Section 2. That the taxes levied on the taxable property in **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Washington, County of Washington, Washington Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. 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 **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area, as shown on the assessment roll as of January 1, 2021, being January 1 of the calendar year preceding the effective date of this Ordinance, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 4. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 3 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Washington, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Washington, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area exceeds the total assessed value of the taxable property in **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area as shown

by the assessment roll referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Washington, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to **Prairie Ridge and NLW Plat 1 Area** of the Urban Renewal Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 9th day of December, 2022.

Mayor Jaron P. Rosien

ATTEST:

City Clerk Sally Y. Hart

Read First Time: December 6, 2022

Read Second Time: December 9, 2022

Read Third Time: December 9, 2022

PASSED AND APPROVED: December 9, 2022.