

# PUBLIC NOTICE

## Hampton City Council

### ORIGINAL NOTICE ORDINANCE #383

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE 2020 SOUTH URBAN RENEWAL PLAN, IN CITY OF HAMPTON, COUNTY OF FRANKLIN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF HAMPTON, COUNTY OF FRANKLIN, HAMPTON DUMONT 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 2020 SOUTH URBAN RENEWAL PLAN (2020 SOUTH URBAN RENEWAL AREA)

WHEREAS, the City Council of the City of Hampton, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 2020-05 passed and approved on the 12<sup>th</sup> day of March, 2020, adopted the 202 South Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the 2020 South Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Beginning at the intersection of the west line of US Highway 65 (Fourth Street SE) and the Centerline of 140<sup>th</sup> Street; thence West along said 140<sup>th</sup> Street centerline to the west line of the East Half (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-three (33) Township Ninety-two (92) North, Range Twenty (20) West of the Fifth Principal Meridian; thence North along said west line a distance of 609.7; thence East 400 feet; thence South 120.7 feet; thence East 200 feet to the west line of US Highway 65 (Fourth Street SE); thence North along said west line to the south line of the abandoned Chicago and North Western Transportation Company right of way as shown in Plat of Survey recorded as Inst. #031616 at the Franklin County Recorder's Office; thence Northwesterly along said south line and northwesterly extension thereof to the west line of South Federal Street; thence North along said west line to the north line of Fifth Ave. SE; thence East along said north line to the west line of Third Street SE; thence North along said west line to the north line of First Avenue SE; thence East along said north line to the east line of Fifth Street SE; thence South along said east line to the north line of Fourth Avenue SE; thence East along said north line to the northerly extension

of the west line of Lot One (1) of De Sotel's Subdivision to the City of Hampton, Iowa; thence south along said west line and east line of the parcel retracement Plat of Survey recorded as Inst. #032534 at the Franklin County Recorder's Office to the south line of parcel retraced in said Inst. #032534; thence west along said south line to a line parallel with and 200 feet east of the east line of US Highway 65 (Fourth Street SE); thence south along the line parallel with and 200 feet east of the east line of US Highway 65 (Fourth Street SE) to the north line of parcel shown in Plat of Survey recorded as Inst. 012107 at the Franklin County Recorder's Office; thence South 210 feet along the east line of said parcel recorded in said Inst. 012107; thence South 42 degrees 42'34" West 88.46 feet; thence West along the south line of said parcel recorded in said Inst. 012107 to the east line of US Highway 65 (Fourth Street SE); thence south along said east line to a point 300 feet north and 60 feet east of the intersection of the west line of the West Half (W½) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Ninety-two (92) North, Range Twenty (20) West of the Fifth Principal Meridian and the north right-of-way line of the abandoned Chicago and North Western Transportation Company right of way; thence East 440 feet; thence South to the north right-of-way line of the abandoned Chicago and North Western Transportation Company right of way; thence Southeasterly along said north line as shown in Plats of Survey recorded as Inst. #032298, 032300 and 032413, all at the Franklin County Recorder's Office to the centerline of 140<sup>th</sup> Street; thence West along said centerline to the point of beginning. Said description includes all adjoining public right-of-way.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Hampton, 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 Hampton, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Hampton, County of Franklin, Hampton Dumont Community School District, and all other taxing dis-

tricts from and after the effective date of this Ordinance shall be divided as herein-after in this Ordinance provided.

Section 2. 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 Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Hampton, State of Iowa, certifies to the Auditor of Franklin County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, 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 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Hampton, 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, Code of Iowa, as amended, incurred by the City of Hampton, 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 Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district;

(iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as herein above provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal

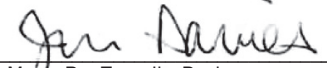
Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Hampton, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in 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 6. 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, Code of Iowa, as amended, with respect to the division of taxes from property within 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, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 12<sup>th</sup> day of March, 2020.



Mayor Pro-Tem, Jim Davies  
ATTEST:



City Clerk, Ron Dunt  
Read First Time: March 12, 2020  
Read Second Time: Waived  
Read Third Time: Waived

Passed and approved: March 12, 2020  
I, Ron Dunt, City Clerk of the City of Hampton, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. 383, passed and approved by the City Council of the City at a meeting held March 12, 2020, signed by the Mayor Pro-Tem on March 12, 2020, and published in the Hampton Chronicle on March 18, 2020



City Clerk, City of Hampton, State of Iowa  
(SEAL)