

CITY OF CARTER LAKE
PUBLIC HEARINGS
AND
SPECIAL CITY COUNCIL MEETING
CITY HALL
950 LOCUST ST.
Monday, March 2, 2015 – 7:00 PM

PUBLIC HEARINGS

Roll Call

1. Public hearing on the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5
2. Public hearing on proposed budget amendment for FYE 6-30-15
3. Public hearing on proposed budget for FYE 6-30-16

Adjourn Public Hearings

SPECIAL CITY COUNCIL MEETING

Roll Call

1. Resolution determining an area of the City to be a blighted and economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5.
2. Resolution amending the current budget for the FYE 6-30-15
3. Resolution adopting the proposed budget for FYE 6-30-16

Adjourn Special Council Meeting

02-27-15
dm

CITY OF CARTER LAKE
PUBLIC HEARINGS
AND
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CITY HALL
950 LOCUST ST.
Monday, March 2, 2015 – 7:00 PM

Additions to the Agenda

1. Fire Department – Purchase of SCBAs

02-27-15
dm

(These agenda items should be incorporated with the other items in your regular agenda and posted/published as required.)

AGENDA ITEMS

Governmental Body: The City Council of the City of Carter Lake, State of Iowa.
Date of Meeting: March 2, 2015.
Time of Meeting: 7:00 P.M.
Place of Meeting: Council Chambers, City Hall, 950 Locust Street, Carter Lake, Iowa.

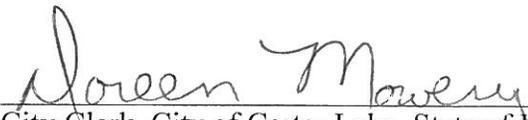
PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

Carter Lake Amended and Restated Urban Renewal Plan #5

- Public hearing on the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5
- Resolution determining an area of the City to be a blighted and economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5

Such additional matters as are set forth on the additional 3 page(s) attached hereto.
(number)

This notice is given at the direction of the Mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.



City Clerk, City of Carter Lake, State of Iowa

**NOTICE OF PUBLIC HEARING
AMENDMENT OF CURRENT CITY BUDGET**

The City Council of Carter Lake in POTTAWATTAMIE County, Iowa
will meet at Carter Lake City Hall - 950 Locust St., Carter Lake Iowa
at 7:00 PM on Mar. 2, 2015

for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2015
by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property 1	1,619,158	3,873	1,623,031
Less: Uncollected Property Taxes-Levy Year 2			0
Net Current Property Taxes 3	1,619,158	3,873	1,623,031
Delinquent Property Taxes 4			0
TIF Revenues 5	393,515	12,981	406,496
Other City Taxes 6	980,678	-66,573	914,105
Licenses & Permits 7	49,365	1,600	50,965
Use of Money and Property 8	19,949	5,500	25,449
Intergovernmental 9	1,147,279	1,015,682	2,162,961
Charges for Services 10	1,714,863	-201,029	1,513,834
Special Assessments 11	1,500		1,500
Miscellaneous 12	110,942	177,535	288,477
Other Financing Sources 13	963,919	4,727,851	5,691,770
Total Revenues and Other Sources 14	7,001,168	5,677,420	12,678,588
Expenditures & Other Financing Uses			
Public Safety 15	1,289,099	678,872	1,967,971
Public Works 16	426,504	26,047	452,551
Health and Social Services 17		3,000	3,000
Culture and Recreation 18	912,058	-76,169	835,889
Community and Economic Development 19	108,452	9,277	117,729
General Government 20	375,070	96,089	471,159
Debt Service 21	857,423	3,739,289	4,596,712
Capital Projects 22	579,144	937,264	1,516,408
Total Government Activities Expenditures 23	4,547,750	5,413,669	9,961,419
Business Type / Enterprises 24	1,656,900	-56,874	1,600,026
Total Gov Activities & Business Expenditures 25	6,204,650	5,356,795	11,561,445
Transfers Out 26	963,919	479,438	1,443,357
Total Expenditures/Transfers Out 27	7,168,569	5,836,233	13,004,802
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year 28	-167,401	-158,813	-326,214
Beginning Fund Balance July 1 29	3,253,893	268,737	3,522,630
Ending Fund Balance June 30 30	3,086,492	109,924	3,196,416

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

To account for income and expenses for Owens Industries/RISE infrastructure, Refunding on LOSST bonds, Issuance of bonds and purchases of Fire Truck/Equipment/Facility Updates.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Doreen Mowery
City Clerk/ Finance Officer Name

NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2015 - ENDING JUNE 30, 2016

City of Carter Lake , Iowa

The City Council will conduct a public hearing on the proposed Budget at City Hall - 950 Locust St.
on 3/2/2015 at 7:00PM
(Date) xx/xx/xx *(hour)*

The Budget Estimate Summary of proposed receipts and expenditures is shown below.
Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor,
City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property \$ 13.63178

The estimated tax levy rate per \$1000 valuation on Agricultural land is \$ 0

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part
of the proposed budget

 712-347-6320
phone number

 Doreen Mowery
City Clerk/Finance Officer's NAME

		Budget FY 2016	Re-estimated FY 2015	Actual FY 2014
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,661,594	1,623,031	1,585,241
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	1,661,594	1,623,031	1,585,241
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	392,455	406,496	372,163
Other City Taxes	6	970,340	914,105	971,119
Licenses & Permits	7	46,040	50,965	49,307
Use of Money and Property	8	11,960	25,449	15,284
Intergovernmental	9	464,825	2,162,961	683,464
Charges for Fees & Service	10	1,512,225	1,513,834	1,659,242
Special Assessments	11	500	1,500	1,550
Miscellaneous	12	138,550	288,477	260,518
Other Financing Sources	13	0	4,248,413	0
Transfers In	14	961,350	1,443,357	935,519
Total Revenues and Other Sources	15	6,159,839	12,678,588	6,533,407
Expenditures & Other Financing Uses				
Public Safety	16	1,184,699	1,967,971	1,221,019
Public Works	17	521,429	452,551	385,319
Health and Social Services	18	4,000	3,000	0
Culture and Recreation	19	706,685	835,889	699,579
Community and Economic Development	20	30,596	117,729	163,358
General Government	21	389,978	471,159	389,453
Debt Service	22	914,187	4,596,712	864,612
Capital Projects	23	10,000	1,516,408	498,726
Total Government Activities Expenditures	24	3,761,574	9,961,419	4,222,066
Business Type / Enterprises	25	1,598,584	1,600,026	1,233,824
Total ALL Expenditures	26	5,360,158	11,561,445	5,455,890
Transfers Out	27	961,350	1,443,357	935,519
Total ALL Expenditures/Transfers Out	28	6,321,508	13,004,802	6,391,409
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-161,669	-326,214	141,998
Beginning Fund Balance July 1	30	3,196,416	3,522,630	3,380,632
Ending Fund Balance June 30	31	3,034,747	3,196,416	3,522,630

March 2, 2015

The City Council of the City of Carter Lake, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 950 Locust Street, Carter Lake, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5, the Mayor first asked for the report of the City Clerk, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the City Clerk, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 and _____ were made. The public hearing was then closed.

{Attach summary of objections here}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE CARTER LAKE AMENDED AND RESTATED URBAN RENEWAL PLAN #5" and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 2 TO THE CARTER LAKE AMENDED AND RESTATED URBAN RENEWAL PLAN #5

WHEREAS, by Resolution No. 33-97, adopted June 17, 1997, this Council approved and adopted the Carter Lake Urban Renewal Area #1 Plan for the Carter Lake Urban Renewal Area #1 (the "Carter Lake Urban Renewal Area #1") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution No. 104-98, adopted December 15, 1998, this Council approved and adopted the Carter Lake Urban Renewal Area #3 Plan for the Carter Lake Urban Renewal Area #3 (the "Carter Lake Urban Renewal Area #3") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution No. 23-04, adopted March 30, 2004, this Council approved and adopted the Carter Lake Urban Renewal Area #4 Plan for the Carter Lake Urban Renewal Area #4 (the "Carter Lake Urban Renewal Area #4") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution Nos. 52-07, 53-07 and 54-07, adopted June 18, 2007, this Council approved and adopted the Amended and Restated Urban Renewal Area Plan for the Carter Lake Urban Renewal Area described therein, modifying and consolidating the Carter Lake Urban Renewal Area #1, the Carter Lake Urban Renewal Area #3 and the Carter Lake Urban Renewal Area #4, together with additional property, to create the Carter Lake Urban Renewal Area, which Amended and Restated Urban Renewal Area Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution No. 33-09, adopted June 15, 2009, this Council approved and adopted the Amended and Restated Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Carter Lake Urban Renewal Area #5 (renamed from the Carter Lake Urban Renewal Area) described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, by Resolution No. 75-2013, adopted December 30, 2013, this Council approved and adopted Amendment No. 1 to the Plan for the Carter Lake Urban Renewal Area #5

described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Carter Lake Urban Renewal Area #5 (“Urban Renewal Area” or “Area”) currently includes and consists of Area #1, Area #3, Area #4 and 2007 Area:

The Northern boundary is Avenue K from the intersection of Avenue K at the Eastern City Limits, Westerly to the intersection of Avenue K and 5th Street;

Then heading South on 5th Street to the Southwest corner of the property commonly known as Paxton Vierling, 501 Avenue H, owned by Owen Industries, Inc.;

Then heading East on the South boundary of the Paxton Vierling property until a location on the Southern border of the Paxton Vierling property that would intersect with 9th Street, which is the Southeast corner of the Paxton Vierling property;

Then heading South on the Western border of the property owned by American Business Information and Richard F. Owen Co., LLC;

Then heading Southeasterly on the Richard F. Owen Co., LLC property across Abbott Drive continuing along the Southwestern boundary of the Richard F. Owen Co., LLC property located on the East side of Abbott Drive and continuing along the property owned by Missouri River Real Co. to the City Limits boundary at the Missouri River;

Then continuing Northeasterly parallel to the Missouri River and the City Limits to the Northeasterly corner of the City Limits, then heading Northwesterly along the Northern boundary of the property owned by the City of Carter Lake and Richard F. Owen Co., LLC, continuing across Abbott Drive then heading Northerly on the Eastern boundary of the City Limits until reaching Avenue K, the point of beginning.

The area includes the full right-of-way of all streets forming the boundary.

WHEREAS, a proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 for the Carter Lake Urban Renewal Area #5 described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 2 to the Urban Renewal Area adds no new land; and

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5; and

WHEREAS, by resolution adopted on February 2, 2015, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Clerk, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Council Bluffs Daily Nonpareil, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CARTER LAKE, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 2 concerning the area of the City of Carter Lake, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Carter Lake Urban Renewal Area #5 into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Carter Lake Urban Renewal Area #5:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Carter Lake Urban Renewal Area #5, as amended, continues to be a blighted and economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 of the City of Carter Lake, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as

"Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 for the City of Carter Lake, State of Iowa"; Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 of the City of Carter Lake, State of Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The Amendment No. 2 to the Carter Lake Amended and Restated Urban Renewal Plan #5 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Pottawattamie County, Iowa, to be filed and recorded in the manner provided by law.

Section 5. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 2nd day of March, 2015.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Carter Lake, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2015.

City Clerk, City of Carter Lake, State of Iowa

(SEAL)

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