

**CITY OF HAWARDEN  
REGULAR CITY COUNCIL MEETING AGENDA  
Hawarden City Hall – Council Chambers Room  
Wednesday, March 27, 2019 at 5:30 p.m.**

**Standard Agenda Items**

- 1a. Approval of March 13, 2019 Council Meeting Minutes.**
- 1b. Approval of March 27, 2019 Claims for Payment**
- 1c. Open business from the Community (limited to a maximum of 5 minutes per item).**
- 2a. Mayor’s Report**
- 2b. Staff Reports/Discussion**
- 2c. Council Comments**

**Other Agenda Items**

- 3. Presentation of the FY 17/18 Financial Audit – Graham Forbes**
- 4. a. Public hearing on proposed FY2020 Budget  
b. Resolution 2019-08 Adoption of FY2020 Budget**
- 5. Public Hearing regarding the Final Disposition of Public Real Property  
a. Resolution 2019-09 authorizing the Final Disposition of Real Estate**
- 6. Public Hearing on Proposed Amendment to the Consolidated Hawarden Urban Renewal Area  
a. Resolution 2019-10 to Approve Urban Renewal Plan Amendment for the Consolidated Hawarden Urban Renewal Area**
- 7. Approval of fiscal sponsorship for Hawarden Chamber of Commerce Events Committee for a Hawarden Community Foundation grant request**
- 8. Approval of fiscal sponsorship for Downtown Holiday Lighting Committee for a Hawarden Community Foundation grant request**
- 9. Approval for fiscal sponsorship for Parks and Rec Committee for a Hawarden Community Foundation grant request**

**Next Hawarden City Council meeting April 10, 2019**

# City of Hawarden

## Public Meeting Procedures

These Procedural rules are to provide for the orderly conduct of City business by the City Council, with the objective of providing for full, open and comprehensive debate of issues brought before the body for action in a forum open to the public, and which encourages citizens' awareness of City Council activities. These procedures do not increase or diminish the existing powers or authority of the Mayor or City Council members, but is intended merely to serve as a general set of guidelines to assist the governmental body in conducting City business.

### House Rules:

- No food or drink other than bottled water may be brought into the Council Chambers.
- Cell phones and pagers should be silenced in the Council Chambers.
- Signs and placards are not permitted in the Council Chambers.

### Citizens' Right To Be Heard:

It is the Council's goal that citizens resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that citizens may from time to time believe it is necessary to speak to City Council on matters of concern. Accordingly, City Council expects any citizen to speak in a civil manner, with due respect for the decorum of the meeting, and with respect for all persons attending.

- No member of the public shall be heard until recognized by the presiding officer.
- Public comments will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing.
- Speakers must stand at the dais and speak into the microphone, unless unable to do so, and state your name and address for the record.
- Any citizen requesting to speak shall limit himself or herself to matters of fact regarding the issue of concern.
- Comments should be limited to five (5) minutes unless prior approval by the presiding officer.
- If a representative is elected to speak for a group, the presiding officer may approve an increased time allotment.
- Personal attacks made publicly toward any citizen or city employee are not allowed. Citizens are encouraged to bring their complaints regarding employee performance through the supervisory chain of command in accordance with the City's Personnel policies.
- Any member of the public interrupting City Council proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing the City Council, shall be deemed to have disrupted a public meeting and, at the direction of the presiding officer, shall be removed from the Council Chambers by Police Department personnel or other agent designated by the City Council or City Administrator.

**UNAPPROVED MINUTES REGULAR CITY COUNCIL MEETING  
HAWARDEN CITY HALL – COUNCIL CHAMBERS  
Wednesday, March 13, 2019 at 5:30 p.m.**

The Council Meeting was called to order at 5:30 p.m.

Present: Mayor Porter; Council Members: Feldhacker, Bergsma, Olson

Absent: Kurth, Klocke

Staff Present: Mike DeBruin, City Administrator/City Clerk; Jacob Stoner, Finance Officer; Corey Utech, Chief of Police; Jim Pickner, City Attorney; Travis Waterman, Public Works Director

Absent: None

**Standard Agenda Items**

**1a. Approval of February 27, 2019 Regular Council Meeting Minutes.**

Moved by Feldhacker/Bergsma to approve the Feb 27, 2019 Regular Council Meeting Minutes.  
Motion carried 3-0.

**1b. Approval of Claims for Payment.**

Moved by Feldhacker/Bergsma to approve the March 13, 2019 Claims for Payment.  
Motion carried 3-0.

**1c. No Open Business from the Community was held.**

**2a. Mayor's Report was given.**

**2b. Staff Reports were given.**

**2c. Council Comments were given.**

**Agenda Items**

**Item 3. Mayoral Appointments of Oath of Office:** Terry Shea - Planning and Zoning Commission; Robert Bak – Board of Zoning Adjustment; Israel Curiel – Hospital Board

**Item 4. Resolution 2019-05 Adopting a Final Proposed Draft Budget for Publication and Ordering a Notice of Public Hearing for March 27 on the Proposed Final Budget Estimate for FY 2019/2020.**

Moved by Olson/Bergsma to approve.

Aye: Feldhacker, Olson, Bergsma    Nay: None    Motion carried 3-0

**Item 5. Resolution 2019-06 Adopting the IAMU Natural Gas Operator Qualification Program for the City of Hawarden.**

Moved by Bergsma/Feldhacker to approve.

Aye: Olson, Bergsma, Feldhacker    Nay: None    Motion carried 3-0

**Item 6. Resolution 2019-07 Proposing to dispose of Real Property and Publishing a Notice of a Public Hearing.**

Moved by Olson/Bergsma to approve.

Aye: Bergsma, Feldhacker, Olson    Nay: None    Motion carried 3-0.

**Item 7. Request from Matt Kuiper, Geoff Camplin, and Sportsman's Lanes for a Street Closure on June 22 to hold a street dance benefiting the West Sioux Booster Club.**

Moved by Olson/Bergsma to approve.

Motion carried 3-0.

**Item 8. Discussion on entering into an agreement with IDOT on expanding the bridge on Highway 12 near Lynott Implement to include a walking section separate from the flow of traffic.**

Discussion was held.

**Item 9. Adjournment**

The next regular City Council Meeting will be Wednesday, March 27, 2019 @ 5:30 p.m.

Moved by Bergsma/Olson to adjourn the meeting.

Motion Carried 3-0.

Meeting adjourned at 5:59 p.m.

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Ricard R. Porter, Mayor

ATTEST:

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Michael De Bruin, City Administrator/City Clerk

**CITY OF HAWARDEN  
COUNCIL MEETING  
MARCH 27, 2019**

<b>DATE</b>	<b>CHECK NO</b>	<b>VENDOR NAME</b>	<b>INVOICE DESCRIPTION</b>	<b>INVOICE AMT</b>	<b>TOTAL</b>
3/27/2019	53525	ACCENT	REFUND OVERPAYMENT		\$455.06
3/22/2019	11140964	AFLAC	SUPP.INSURANCE	\$318.31	
3/22/2019	11140964	AFLAC	PRE TAX INS PRE	\$318.31	\$636.62
3/22/2019	53523	AFSCME/IOWA COUNCIL 61	UNION DUES	\$150.64	
3/22/2019	53523	AFSCME/IOWA COUNCIL 61	UNION DUES	\$150.64	\$301.28
3/27/2019	53529	AGENCY ONE SERVICES	GEN INS & WKMS COMP INS		\$158,478.00
3/27/2019	53530	AGENCY TWO TWELVE	APPAREL	\$111.20	
3/27/2019	53530	AGENCY TWO TWELVE	ECONOMIC DEV ADVERTISING	\$80.00	
3/27/2019	53530	AGENCY TWO TWELVE	ECONOMIC DEV ADVERTISING	\$203.82	\$395.02
3/27/2019	53531	AIRGAS USA LLC	OXYGEN		\$47.21
3/27/2019	53532	AUREON NETWORK SERVICES	TRANSIT TRAFFIC		\$117.45
3/27/2019	53533	BARKER LEMAR	LANDFILL REG. ASSISTANCE		\$2,105.00
3/27/2019	53534	BIERSCHBACH EQUIPMENT	PUMP HOSE		\$2,700.00
3/27/2019	53535	BOUND TREE MEDICAL LLC	SUPPLIES	\$39.28	
3/27/2019	53535	BOUND TREE MEDICAL LLC	SUPPLIES	\$43.67	\$82.95
3/27/2019	53536	CENTURY BUSINESS PRODUCTS INC	AGRMNT 2/18/19-3/17/19		\$97.50
3/27/2019	11140968	DEARBORN NATIONAL	LIFE INSURANCE		\$241.93
3/27/2019	53537	DGR ENGINEERING	ST LIGHT DOWNTOWN	\$7,280.00	
3/27/2019	53537	DGR ENGINEERING	ST LIGHT DOWNTOWN	\$1,859.86	
3/27/2019	53537	DGR ENGINEERING	TRANSMISSION LINE	\$9,735.00	
3/27/2019	53537	DGR ENGINEERING	STORM WATER PROJECT	\$2,053.00	
3/27/2019	53537	DGR ENGINEERING	CENTRAL AVE PROJECT	\$2,292.00	
3/27/2019	53537	DGR ENGINEERING	WSTWA IMPROVEMENTS	\$33,400.00	\$56,619.86
3/22/2019	11140965	EFTPS	FED/FICA TAX		\$12,246.01
3/27/2019	53538	ERICSON OIL LC	FUEL		\$1,372.76
3/27/2019	53539	FELD FIRE	EQUIPMENT		\$342.98
3/22/2019	53522	FLEX PLAN	URM/FLEX PLAN	\$886.84	
3/22/2019	53522	FLEX PLAN	URM/FLEX PLAN	\$867.61	\$1,754.45
3/27/2019	53540	GRAINGER INC	TAGS	\$26.88	

DATE	CHECK NO	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	TOTAL
3/27/2019	53540	GRAINGER INC	BAND FOR WELDING HELMET	\$36.25	
3/27/2019	53540	GRAINGER INC	GRINDER MOTOR	\$1,383.00	\$1,446.13
3/27/2019	53541	CHERI GUDE	REBATE		\$150.00
3/27/2019	53542	gWORKS	TRAINING		\$100.00
3/27/2019	53543	HAWKEYE ADJUSTMENT	COLLECTIONS		\$71.08
3/27/2019	53544	HAWKINS INC	EJECTOR		\$439.39
3/27/2019	53545	MARY HULLEMAN	BENEFITS FOR 3/22/19		\$498.57
3/22/2019	53520	ICMA-RC	457- ICMA	\$25.00	
3/22/2019	53520	ICMA-RC	457- ICMA	\$25.00	\$50.00
3/22/2019	11140966	IOWA DEPT OF REVENUE	STATE TAXES	\$136.00	
3/22/2019	11140966	IOWA DEPT OF REVENUE	STATE TAXES	\$2,150.00	
3/22/2019	11140966	IOWA DEPT OF REVENUE	STATE TAX	\$2,107.00	\$4,393.00
3/22/2019	11140962	IPERS	IPERS - CITY	\$8,358.01	
3/22/2019	11140962	IPERS	IPERS - POLICE	\$8,352.11	\$16,710.12
3/27/2019	53546	KARIAN PETERSON POWER LINE	SERVICES		\$16,682.50
3/27/2019	53547	ADAM KREMER	FURNACE		\$200.00
3/27/2019	53548	LAMINATOR.COM	LAMINATOR		\$134.49
3/27/2019	53549	L.G. EVERIST INC	FILL SAND	\$2,487.50	
3/27/2019	53549	L.G. EVERIST INC	CRUSHED ROCK	\$2,209.16	\$4,696.66
3/27/2019	53550	MANGOLD ENVIRONMENTAL	LAB FEES		\$640.00
3/22/2019	11140967	MISSOURI RIVER ENERGY SVCS	ELECTRIC PURCHASE		\$90,397.44
3/27/2019	53552	MUNICIPAL UTILITIES	UTILITIES		\$13,546.31
3/27/2019	53553	NATIONAL CABLE TELEVISION	TV PROGRAMMING COST		\$84.46
3/27/2019	53554	NEXSTAR BROADCASTING INC	RETRANSMISSION		\$4,561.55
3/27/2019	53555	NORTHSIDE BODY SHOP	VAN REPAIR		\$1,546.96
3/27/2019	53556	ONE OFFICE SOLUTION	SUPPLIES	\$47.87	
3/27/2019	53556	ONE OFFICE SOLUTION	SUPPLIES	\$113.34	
3/27/2019	53556	ONE OFFICE SOLUTION	SUPPLIES	\$9.90	\$171.11
3/27/2019	53557	PHYSICIANS CLAIMS COMPANY	BILLING FEB 2019		\$1,502.16
3/27/2019	53558	PIONEER PRODUCTS, INC	HOSE & GEAR CLEANER		\$269.82
3/27/2019	53559	SHELL	FUEL		\$1,565.06
3/27/2019	53560	WEX BANK	FUEL		\$495.30
3/27/2019	53561	LYNDON H. RUYTER	REBATE		\$200.00

DATE	CHECK NO	VENDOR NAME	INVOICE DESCRIPTION	INVOICE AMT	TOTAL
3/22/2019	53524	SIOUX COUNTY SHERIFF	REIMBURSEMENT		\$394.23
3/27/2019	53562	SIOUXLAND DISTRICT HEALTH DEPT	LAB FEES		\$52.00
3/27/2019	53563	SMITH ELECTRIC	REPAIR MENS LAVATORY		\$87.18
3/27/2019	53564	SUBSCRIBER TECHNOLOGIES INC	TV PROGRAMMING COST MONTHLY		\$225.00
3/27/2019	53565	SUNSHINE FOODS	SUPPLIES		\$58.15
3/27/2019	53566	TELCORDIA TECHNOLOGIES	CHARGES & FEES		\$26.40
3/25/2019	11140969	TREASURER STATE OF IOWA	SEWER		\$13,014.00
3/25/2019	11140970	TREASURER STATE OF IOWA	WATER		\$1,438.00
3/27/2019	53567	TRUESDELL OIL INC	FUEL	\$1,272.02	
3/27/2019	53567	TRUESDELL OIL INC	FUEL	\$1,278.09	
3/27/2019	53567	TRUESDELL OIL INC	FUEL	\$115.00	\$2,665.11
3/27/2019	53568	UNITYPOINT CLINIC	HEARING TESTING		\$371.00
3/27/2019	53569	VISA	SUPPLIES		\$945.29
3/22/2019	11140961	WADDELL & REED	457- W&R		\$50.00
3/22/2019	11140963	WELLMARK	GROUP 125 - FAM	\$15,122.70	
3/22/2019	11140963	WELLMARK	GROUP 125 - FAM	\$14,744.50	\$29,867.20
3/27/2019	53570	WELLS FARGO VENDOR FIN SER LLC	COPIER LEASE		\$233.86
		PAYROLL CHECKS			\$35,872.53
					=====
***** REPORT TOTAL *****					\$483,846.14
					=====
FUND NAME				TOTAL	
GENERAL FUND				\$143,077.68	
ROAD USE TAX FUND				\$17,169.89	
POLICE RETIREMENT FUND				\$498.57	
GENERAL UTILITY ADMIN.				\$22,879.12	
WATER UTILITY FUND				\$19,119.80	
WASTE WATER UTILITY FUND				\$53,307.82	
ELECTRIC UTILITY FUND				\$165,881.67	
GAS UTILITY FUND				\$18,683.98	
SOLID WASTE UTILITY FUND				\$3,336.48	
TELECOMMUNICATIONS ADMIN				\$7,241.96	
CABLE/INTERNET UTILITY				\$16,531.10	

<b>DATE</b>	<b>CHECK NO</b>	<b>VENDOR NAME</b>	<b>INVOICE DESCRIPTION</b>	<b>INVOICE AMT</b>	<b>TOTAL</b>
			TELEPHONE UTILITY FUND		\$16,118.07

**TREASURER'S REPORT**  
**CALENDAR 3/2019, FISCAL 9/2019**

FUND #	TITLE	LAST MONTH CASH BALANCE	REVENUE	EXPENSES	CHANGE IN LIABILITIES	THIS MONTH CASH BALANCE
001	GENERAL FUND	430,977.18	75,887.24	176,329.97	.00	330,534.45
008	LIBRARY UNRESTRICTED	92,574.59	465.04	.00	.00	93,039.63
009	EXPENDABLE TRUST-CONTFU	101,096.93	.00	.00	.00	101,096.93
110	ROAD USE TAX FUND	27,216.51	22,422.14	18,791.00	.00	30,847.65
112	EMPLOYEE BENEFITS LEVY	48,271.02-	4,451.09	26,315.36	.00	70,135.29-
117	POLICE RETIREMENT FUND	1,994.28-	.00	997.14	.00	2,991.42-
119	EMERGENCY LEVY	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	24,483.50	.00	24,483.50	.00	.00
126	TIF AREA A & ADDITION	374,036.48	8,902.76	.00	.00	382,939.24
127	TIF AREA C	32,296.14	.00	.00	.00	32,296.14
128	TIF AREA I	186,938.23	1.27	.00	.00	186,939.50
129	TIF AREA D	4,395.52	7,104.40	.00	.00	11,499.92
150	ELEC-REVOLVING LOAN FUN	316,099.58	.00	.00	.00	316,099.58
168	USDA RBEG RLF	68,205.92	.00	.00	.00	68,205.92
177	POLICE FOREFEITURE	478.37	.00	.00	.00	478.37
200	DEBT SERVICE FUND	1,390.21	3,087.24	.00	.00	4,477.45
301	CAPITAL IMPROVEMENT FUN	.00	.00	.00	.00	.00
302	STREET SPECIAL ASSESME	130,719.49	166.00	.00	.00	130,885.49
303	LOW-MOD. INCOME PROJECT	.00	.00	.00	.00	.00
304	WALKING TRAIL PROJECT	14,167.13	.00	.00	.00	14,167.13
305	STREET PROJECTS	.00	.00	.00	.00	.00
306	MAPPING/WEBSITE PROJECT	560.00	.00	.00	.00	560.00
307	PARKS & REC CAP PROJ FU	.00	.00	.00	.00	.00
310	PUBLIC WORKS BLD REPLAC	416,653.45	.00	.00	.00	416,653.45
311	CAT GRANT/HEART OF HAW	.00	.00	.00	.00	.00
312	GEN FUND FAC MAIN FUND	79,414.60	.00	.00	.00	79,414.60
315	CAPITAL EQUIPMENT FUND	784,608.70	1,158.85	.00	.00	785,767.55
500	GREGG/VI POND LIB TRUSTS	130,936.06	.00	.00	.00	130,936.06
501	LIBRARY GIFTS/DONATIONS	.00	.00	.00	.00	.00
600	GENERAL UTILITY ADMIN.	18,291.41-	.00	31,754.88	.00	50,046.29-
601	WATER UTILITY FUND	192,407.74-	20,420.87	23,660.50	.00	195,647.37-
610	WASTE WATER UTILITY FUN	84,528.54	25,742.16	90,874.99	.00	19,395.71
611	WASETWATER PLANT RENOVA	33,676.05-	.00	.00	.00	33,676.05-
630	ELECTRIC UTILITY FUND	3,477,907.50	132,343.63	183,376.84	.00	3,426,874.29
638	ELECTRIC UPGRADE PROJEC	.00	.00	.00	.00	.00
640	GAS UTILITY FUND	657,625.65	107,776.68	39,707.06	.00	725,695.27
670	SOLID WASTE UTILITY FUN	104,451.17	12,241.49	15,256.23	.00	101,436.43
680	HOSPITAL FUND	.00	.00	.00	.00	.00
700	TELECOMMUNICATIONS ADMI	41,951.82-	.00	12,062.54	.00	54,014.36-
710	CABLE/INTERNET UTILITY	782,197.71	47.45	64,030.29	.00	718,214.87
720	TELEPHONE UTILITY FUND	226,090.37-	2,188.62	27,950.13	.00	146,853.07-
800	PROJECT SHARE FUND	857.07	35.00	.00	.00	892.07
820	SELF-INSURANCE/RISK MGT	5,267.00	22,805.49	2,097.81	2,135.01	28,109.69
830	CAPITAL EQUIPMENT FUND	.00	.00	.00	.00	.00
950	TRUST & AGENCY PROJECTS	.00	.00	.00	.00	.00
Report Total		7,767,400.54	447,247.42	737,688.24	2,135.01	7,584,093.54

**RESOLUTION NO. 2019-08**

**A RESOLUTION ADOPTING THE ANNUAL BUDGET  
FOR THE FISCAL YEAR ENDING JUNE 30, 2020**

**Be it Resolved** by the Council of the City of Hawarden, Iowa:

The Annual Budget for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020 as set forth in the Budget Summary Certificate and in the detailed Budget in support thereof showing the revenue estimates and the appropriations, expenditures, and allocations to programs and activities for said Fiscal Year is hereby adopted, and the City Clerk is directed to make the filings required by law and set up his books in accordance with the Summary and details as adopted.

Passed and approved on this 27<sup>th</sup> day of March 2019 at a Regular Meeting of the City Council by the following vote:

Aye:

Nay:

Absent:

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Ricard R. Porter, Mayor

ATTEST:

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Michael DeBruin, City Administrator/City Clerk



## **RESOLUTION No. 2019-09**

### **AUTHORIZING THE FINAL DISPOSITION OF REAL ESTATE**

**Tract 23, Lot No. 1902354009, in the Hawarden Industrial Park in Out lot 25 of Musson's Subdivision, in the Incorporated City of Hawarden, Sioux County, Iowa.**

#### **PROPERTY DESCRIPTION:**

**Tract 23, Lot No. 1902354009, in the Hawarden Industrial Park in Out lot 25 of Musson's Subdivision, in the Incorporated City of Hawarden, Sioux County, Iowa According to the Recorded Plat Thereof Recorded October 2, 2007 at 2007 File Card No 5266 with the improvements thereon, and all rights, easements and appurtenances thereto**

The City Council proposes to dispose of the property by sale to Truesdell Oil, Inc. on the following terms and conditions:

1. The property will be sold AS IS by Quit Claim deed and no abstract will be provided.
2. The property is sold "AS IS" and the environmental condition of the site is unknown.
3. The property will be sold for \$31,600.00 and the City will provide the purchaser with an economic development grant in the amount of \$10,000.00.
4. Purchaser shall be responsible for payment of all costs of sale including but not limited to costs for publication and recording of all sales procedures and documents of title.
5. City shall retain all existing easements on, under and over the property as needed for utilities.
6. The purchaser shall complete construction of a bulk propane plant suitable for a minimum storage of 30,000 gallons of propane upon the property prior to April 1, 2020 and shall grant the City an Option to purchase the property for \$21,600.00 if this obligation is not fulfilled.

WHEREAS, notice was published in the Hawarden Independent, a weekly newspaper published in Hawarden, Iowa not less than four nor more than twenty days prior to the hearing date; and,

WHEREAS, at the public hearing on March 13, 2019 at 5:30 p.m. or shortly thereafter, in the Hawarden City Council Chambers, the matter being considered and there being no objections, written or oral to the vacation and sale and the Council having considered the proposal and the value and usefulness of the property to the public, and having reviewed the purchase agreement prepared by the City Attorney finds that that the sale is in the best interests of the City and the sale is approved upon the terms proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hawarden, Iowa that sale of the property upon the terms presented is hereby approved and the Mayor and City Administrator/Clerk are authorized and directed to execute and deliver any documentation and take any other steps necessary to establish the public record and to complete the sale.

Passed and approved this 27<sup>th</sup> day of March 2019.

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Ricard R. Porter, Mayor

Attest:

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Michael DeBruin, City Administrator/ Clerk

Seal:



**RESOLUTION NO. 2019-10**

**Resolution to Approve Urban Renewal Plan Amendment for the Consolidated Hawarden 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 rehabilitation, conservation, redevelopment, development or a combination thereof, 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, this City Council of the City of Hawarden, Iowa (the “City”), by prior resolution established the Consolidated Hawarden 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, an amendment (the “Amendment”) to the Plan has been prepared which authorizes the undertaking of new urban renewal projects (the “Projects”) in the Urban Renewal Area consisting of (1) using tax increment financing to pay the costs of constructing improvements to Main Street; (2) using tax increment financing to pay the costs of the City’s Urban Renewal Planning and Administrative Support Program; and (3) using tax increment financing to pay the costs of employing an economic development director to administer the City’s urban renewal program; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on March 27, 2019; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Sioux County and the West Sioux Community School District; the consultation meeting was held on the 11th day of March, 2019; 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 Hawarden, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Projects proposed under the Amendment conform to the general plan for the development of the City;

B. The Projects proposed under the Amendment are 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 intended that families will be displaced as a result of the City's undertaking 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 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 27, 2019.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

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

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Upon motion and vote, the meeting adjourned.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

CITY OF HAWARDEN, IOWA  
URBAN RENEWAL PLAN AMENDMENT  
CONSOLIDATED HAWARDEN URBAN RENEWAL AREA

March 27, 2019

The Urban Renewal Plan (the “Plan”) for the Consolidated Hawarden Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

**1) 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 descriptions:

**A.**

**Name of Project:** Main Street Improvements Project

**Name of Urban Renewal Area:** Consolidated Hawarden Urban Renewal Area

**Date of Council Approval of Project:** March 27, 2019

**Description of Project and Project Site:** The Main Street Improvements Project will include (i) street grinding and resurfacing; (ii) the construction of street and curb and gutter improvements; (iii) the installation of street lighting; and (iv) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along Main Street from and including its intersection with 7<sup>th</sup> Street to and including its intersection with 10<sup>th</sup> Street in the Urban Renewal Area.

It is expected that the completed Main Street Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Main Street Improvements Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Main Street Improvements Project with borrowed fund and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Main Street Improvements Project will not exceed \$900,000.

**B.**

**Name of Project:** Fiscal Year 2021-2025 Urban Renewal Administration and Professional Support Program (the “Admin Program”)

**Name of Urban Renewal Area:** Consolidated Hawarden Urban Renewal Area

**Date of Council Approval of Admin Program:** March 27, 2019

**Description of Project:** The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2021 through 2025 fiscal years. This support will include planning, staffing, marketing, grant writing and administration, document support, record management, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

**Description of Use of TIF:** The City will fund its support contributions under the Admin Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Program for the City’s fiscal years 2021 through 2025 shall not exceed \$75,000.

**C.**

**Name of Project:** Urban Renewal Economic Development Director Support Program

**Name of Urban Renewal Area:** Consolidated Hawarden Urban Renewal Area

**Date of Council Approval of Program:** March 27, 2019

**Description of Program:** The City Council acknowledges the importance of the promotion of economic development in the Urban Renewal Area. The City intends to hire an individual to serve as an economic development director for the City (the “Economic Development Director”) to carry out economic development support programs, promotional events, initiatives and activities in the Urban Renewal Area. The Economic Development Director will be responsible for providing technical assistance to and administering the City’s urban renewal program.

**Description of Use of TIF for the Program:** It is anticipated that the City will pay for the Urban Renewal Economic Development Director Support Program with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the City’s fiscal years 2021 through 2025 Urban Renewal Economic Development Director Support Program will not exceed \$225,000.

**2) 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>\$4,715,648</u>
Outstanding general obligation debt of the City:	<u>\$1,252,686</u>
Proposed maximum indebtedness to be incurred in connection with this March, 2019 Amendment:*	<u>\$1,200,000</u>

\*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.