



Roll Call Number

15-1564

Agenda Item Number

64C

Date September 14, 2015

RESOLUTION CLOSING HEARING ON THE PROPOSED ECHO VALLEY URBAN RENEWAL PLAN, AND ADOPTING SAME

WHEREAS, the proposed Echo Valley Urban Renewal Area is located west of Fleur Drive, north of Border Street, east of SW 28th Street (also known as 80th Avenue in unincorporated Warren County), and south of the Warren/Polk county line, all as shown on the map attached hereto as Exhibit "A" and more specifically described as follows:

Beginning at the intersection of the North line of Warren County and the centerline of Fleur Drive; Thence South along said centerline of Fleur Drive to the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 5, Township 77 North, Range 24 West of the 5th P.M.; Thence West along said South line to the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 5, Township 77 North, Range 24 West of the 5th P.M.; Thence North along said West line to the North line of said Southwest Quarter (1/4) of Section 5, Township 77 North, Range 24 West of the 5th P.M.; Thence West along said North line to a Westerly City Limits line of the City of Des Moines, as presently established; Thence North along said Westerly City Limits line to a Southerly City Limits line of the City of Des Moines, as presently established; Thence Southwesterly along said Southerly City Limits line to a Westerly City Limits line of the City of Des Moines, as presently established; Thence North along said Westerly City Limits line to the North line of Warren County; Thence East along said North line to the centerline of Fleur Drive and the Point of Beginning. (Containing approximately 230 acres, more or less.)

WHEREAS, the Office of Economic Development has prepared an urban renewal plan which is titled *Echo Valley Urban Renewal Plan* and is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the *Echo Valley Urban Renewal Plan* (hereinafter referred to as the "Plan") seeks to guide the development of and stimulate private economic investment activities within the Echo Valley Urban Renewal Area through the provision of infrastructure improvements and economic development financial assistance that is provided, in part, with the tax increment revenues generated in the urban renewal area; and,

WHEREAS, on June 22, 2015, by Roll Call No. 15-1021, the City Council resolved that a public hearing on the proposed Plan be held on July 27, 2015, in the City Council Chambers; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on July 9, 2015, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,



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WHEREAS, notice was given by ordinary mail to the Norwalk Community School District, Des Moines Area Community College, and Warren County of a consultation meeting in the Kofu Conference Room, at City Hall, at 3:00 p.m. on July 9, 2015; and,

WHEREAS, the City has received no requests from the Norwalk Community School District, Des Moines Area Community College, or Warren County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being the Des Moines 2020 Community Character Plan, as revised, at its meeting on July 16, 2015, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, the Urban Design Renewal Board reviewed the proposed Plan at its meeting on July 21, 2015, and recommended approval of the Plan; and,

WHEREAS, on July 27, 2015, by Roll Call No. 15-1280, and on August 24, 2015, by Roll Call No. 15-1452, the City Council continued the public hearing until September 14, 2015, at 5:00 p.m.; and,

WHEREAS, the proposed Echo Valley Urban Renewal Plan has been amended to exclude several parcels assessed for taxation as agricultural or residential property; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Plan have been given the opportunity to be heard; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed *Echo Valley Urban Renewal Plan* is hereby closed.
2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
  - a) The proposed Plan conforms to the Des Moines 2020 Community Character Plan, as amended, for the development of the City as a whole.
  - b) The Plan does not provide for the involuntary acquisition of any land by the City, and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.

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- c) The City will assist in the relocation of any residents and businesses displaced by public actions undertaken pursuant to the urban renewal project. If the City provides relocation assistance, displaced residents and businesses will be provided with the opportunity to relocate to accommodations which are decent, safe, and sanitary, and within their financial means in accordance with the established City's standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.
- d) The owners of all property remaining within the Echo Valley Urban Renewal Area and assessed as agricultural property have consented in writing to the inclusion of their agriculturally assessed property within the urban renewal area.

3. The *Urban Renewal Plan for the Echo Valley Urban Renewal Area* is hereby approved and adopted, and shall hereafter be in full force and effect.

4. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Warren County Recorder.

( Council Communication No. 15- 497 )

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K. Brown  
 Roger K. Brown  
 Assistant City Attorney  
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Exhibits:  
 A – Map of Echo Valley Urban Renewal Area  
 B – Notice of Hearing  
 C – Echo Valley Urban Renewal Plan

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

T. M. Franklin  
 Mayor

Diane Rauh  
 City Clerk