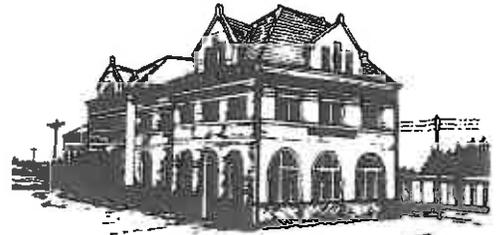


City of  
**CRESTON, IOWA**

116 W. Adams • P.O. Box 449 • Creston, Iowa 50801-0449  
Phone 641-782-2000 • Fax 641-782-6377



*Creston's Restored Depot and City Hall*

**MAYOR:** Warren Woods  
**COUNCIL:** Randy White, Rich Madison, Ann Levine,  
Marsha Wilson, Dave Koets, Gary Lybarger, Nancy  
Loudon  
**CITY CLERK:** Lisa Williamson  
**CITY ADMINISTRATOR:** Mike Taylor  
**CO-CITY ATTORNEYS:** Skip Kenyon & Marion James

**Regular Meeting Agenda**  
**City Hall/Restored Depot**  
**Council Chambers**  
**Tuesday, May 5, 2015**  
**6:00 p.m.**  
**05/01/2015 12:25 PM**

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consideration of Agenda**
5. **Consider Adoption of the Consent Agenda – NOTE: These items are routine items and will be enacted by one motion without separate discussion unless a Council member requests an item be removed for separate consideration.**
  1. **Minutes:** April 21, 2015 – Regular Meeting
  2. **Claims:** \$106,867.05
  3. **Liquor License Renewals:** Casey's General Stores #2422, #2423, #2424 – Class BC w/Sunday Sales; Hy-Vee – Class LE w/Sunday Sales; The Lobby – Class C
6. **Public Forum – the Mayor and City Council welcome comments from the public on any subject pertaining to City business, including items on this agenda. You are asked to state your name and address for the record and to limit your remarks to 3 minutes in order that others may be given the opportunity to speak. The Order of Business is at the discretion of the Chair. No action will be taken.**
7. **New Business**
  1. **Resolution** to set a Public Hearing for May 19, 2015 at 6 pm to amend the FY 2015 Budget
  2. **Public Hearing** to accept public comment on the proposed sale of City-owned real estate located at 610 W. Mills Street
  3. **Resolution** to accept bids and approve the sale of City-owned real estate located at 610 W. Mills Street
  4. **Public Hearing** to accept public comment on the proposed sale of City-owned real estate located at 302 S. Birch Street
  5. **Resolution** to accept bids and approve the sale of City-owned real estate located at 302 S. Birch Street
  6. **Public Hearing** to accept public comment on the proposed sale of City-owned real estate located at 503 W. Irving Street
  7. **Resolution** to accept bids and approve the sale of City-owned real estate located at 503 W. Irving Street
  8. **Resolution** to approve filling councilperson vacancy for Third Ward by Council appointment
  9. **Resolution** to approve a request of \$5,000.00 from Hotel/Motel Funds by The 10,000 Crestonians for the 2015 Creston Fireworks Display

10. **Resolution** to approve a grant not to exceed \$4,000.00 to Union County Development Association from the LMI (low-to-moderate income) Fund for Local Match
11. **Resolution** to approve Drawdown #3 of \$3,563.81 from the WIRB Grant based on recommendation of the Park & Rec Board
12. **Resolution** to approve \$5,500.00 from Hotel/Motel Funds for the Park & Recreation Board to use toward promoting summer events
13. **Resolution** to authorize Agreement with Brentwood Industries to conduct a Pilot Study at the WWTP
14. **Resolution** to approve a Settlement Agreement with RSA to provide access to the RSA cell towers
15. **Motion** to allow City staff to negotiate a Letter of Credit section of the Development Agreement with Sonntag LLC, which would allow the amount of the Letter of Credit to be reduced by \$51,935 for each completed and fully assessed Deluxe Housing Unit and \$34,335 for each completed and fully assessed Standard Housing Unit even if those Units are not yet sold to a third party.
16. **Resolution** setting dates of a Consultation and a Public Hearing on a proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan in the City of Creston, State of Iowa
17. **Resolution** determining the necessity and setting dates of a Consultation and a Public Hearing on a proposed South Cottonwood Residential Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Creston, State of Iowa
18. **Follow-up** on nuisance property located at 105 S. Jarvis
  - i) Possible Action
19. **Resolution** to approve request from the Methodist Church, 400 N Elm to designate two handicap parking spaces on Elm Street
20. **Resolution** to approve request from Councilperson Wilson to designate two handicap parking spaces in the 200 block of W Adams Street
21. **Motion** to approve temporary street closings on July 3<sup>rd</sup> – 4<sup>th</sup> for the 10, 000 Crestonians 4<sup>th</sup> of July Celebration

8. **Other**

9. **Adjournment**

## REGULAR MEETING OF THE CRESTON CITY COUNCIL APRIL 21, 2015

The Creston City Council met in regular session at 6:00 o'clock p.m. on the above date in the Council Chambers of the City Hall Complex with Mayor Woods presiding.

Roll call being taken with the following Council members present: Lybarger, Koets, Wilson, Levine, Madison and White. Loudon was absent.

Wilson moved seconded by Levine to approve the agenda. All voted aye. Motion declared carried. Loudon was absent.

Wilson moved seconded by White to approve the consent agenda, which included approval of minutes of April 7, 2015, regular meeting and joint meeting; claims of \$285,360.96 and fund transfers of \$48,340.16; and liquor license renewal for Pizza Hut. All voted aye. Motion declared carried. Loudon was absent.

No one spoke during Public Forum.

Mayor Woods announced that now is the time for a Public Hearing on the matter of amending the budget for Fiscal Year 2015. He asked if anyone wished to speak against the amendment, no one did; he asked if there was any written correspondence against the amendment, there was none. He asked if anyone wished to speak for the amendment, no one did; he asked if there was any written correspondence for the amendment, there was none. He then called the Public Hearing to a close.

A resolution was offered by Wilson seconded by White to amend the current budget for Fiscal Year Ending June 30, 2015 and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Levine, Madison and White voted aye. Resolution declared passed. Loudon was absent.

A resolution was offered by Wilson seconded by Lybarger to approve an Acknowledgment and Settlement Agreement for Hy-Vee Food Store's Tobacco Violation and authorize the Mayor and Clerk to execute the proper documentation. Koets, Wilson, Levine, Madison, White and Lybarger voted aye. Resolution declared passed. Loudon was absent.

A resolution was offered by Wilson seconded by White to approve Supplemental Agreement No. 1 – Revise and Resubmit Preliminary Plans for the Adams Street Bridge Over Lake McKinley Project No. BRM-1710(610) –8N – 88, CB&A NO. 2014128 and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Levine, Madison and White voted aye. Resolution declared passed. Loudon was absent.

Councilperson Wilson gave Mayor Woods and Council an update of the Uptown Parking Committee's proposal. The Committee consisted of Councilpersons Wilson and Lybarger, owner of The Old Market, Janelle Kretz, Chamber of Commerce Executive Director Ellen Gerharz, Public Works Director Kevin Kruse, City Administrator Mike Taylor and Chief of Police Paul Ver Meer.

The Committee decided to enforce a parking ordinance that has been in place since February 1981. They will place 2-hour parking signs in the 100, 200 and 300 blocks of West Adams and West Montgomery Streets, and in the 100 and 200 blocks of North Elm and Maple Streets. This will be enforced on a complaint-basis only. Public Works should receive the signs within two to three weeks after ordering.

Susan Shawler spoke on behalf of her husband Denny Shawler, regarding a nuisance abatement letter he received on March 25, 2015, for property located at 803 South Cedar Street. She explained that due to health issues, he is requesting an extension of one year to be in compliance.

Fire Chief Jackson explained that he began nuisance abatement discussions with Mr. Shawler in 2013, which were generated by neighbor complaints. At that time, Mr. Shawler requested three years to be in compliance. Chief Jackson received another complaint last year and sent Mr. Shawler another letter giving him until the end of the summer to be in compliance.

A resolution was offered by Wilson seconded by White to approve an extension until December 31, 2015, to abate nuisances of all three buildings located at 803 South Cedar Street and authorize the Mayor and Clerk to execute the proper documentation. Lybarger, Koets, Wilson, Levine, Madison and White voted aye. Resolution declared passed. Loudon was absent.

A resolution was offered by Wilson seconded by Lybarger to consider a request by the Park and Recreation Board for \$7,500.00 from the Hotel/Motel Fund to assist with promoting their summer events and authorize the Mayor and Clerk to execute the proper documentation. Koets, Wilson, Levine, White and Lybarger voted aye. Madison voted nay. Resolution declared passed. Loudon was absent.

Levine moved seconded by Wilson to adjourn the meeting. All voted aye. Loudon was absent. Council adjourned at 6:26 p.m.

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Mayor

Attest:

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City Clerk

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
POLICE PROTECTION	GENERAL FUND	WINDSTREAM	TELEPHONE	56.09		
		HEARTLAND TIRE & AUTO	MOUNT & BAL #16	31.78		
			MOUNT & BAL #18	63.56		
		CRESTON MOTOR SUPPLY INC	SWAY BAR BUSHING	17.98		
		PETTY CASH - POLICE	USPS - CERT MAIL	5.62		
			USPS - CERT MAIL	5.90		
			USPS - CERT MAIL	2.50		
			TOTAL:	183.43		
FIRE PROTECTION	GENERAL FUND	WINDSTREAM	TELEPHONE	218.26		
		HEIMAN FIRE EQUIPMENT INC	GAUGES FLOW METERS	89.82		
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	63.93		
			ELECTRIC APRIL'15	431.74		
		CRESTON MOTOR SUPPLY INC	TMAR OIL	69.06		
			LIGHT BAR SWITCH	43.74		
		PETTY CASH - FIRE	OREILLY - GROMMETS RANGER	4.09		
			FARM & HOME - CAULKING	5.95		
			WALMART - HDMI CABLE	19.00		
			NAPA -DEF FLUID	10.98		
			TOTAL:	956.57		
		BUILDNG & HSNQ SAFETY	GENERAL FUND	CJ COOPER & ASSOCIATES INC	RANDOM DRUG SCREENING	35.00
				WINDSTREAM	TELEPHONE	58.41
CRESTON MOTOR SUPPLY INC	FILTERS			30.06		
	STARTER,TUNE UP			270.61		
	TOTAL:			394.08		
AN? CONTROL	GENERAL FUND	YOUNGBLOOD, ROSEMARY	SUCCESSFUL ADOPTION	20.00		
		ANDERSON, ROCKY	SUCCESSFUL ADOPTION	20.00		
		ALLIANT ENERGY-INT PWR&LGHT	GAS APRIL'15	22.13		
			ELECTRIC APRIL'15	30.46		
		CRESTON MOTOR SUPPLY INC	COPPER LUG	1.99		
		SWCC	KENNEL GATES	72.41		
	TOTAL:	166.99				
STREET LIGHTING	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	8,739.55		
			TOTAL:	8,739.55		
TRAFFIC SAFETY	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	841.14		
			TOTAL:	841.14		
AIRPORT	GENERAL FUND	TAYLOR, MICHAEL	AIRPORT CONFERENCE	71.58		
		SYN-TECH SYSTEMS	SMARTCARD FUSES & FRT	112.41		
		WINDSTREAM	TELEPHONE	165.46		
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	367.41		
		SIRWA	WATER-AIRPORT	33.00		
		WEST AVIATION INC	PER FBO CONTRACT	1,354.17		
			TOTAL:	2,104.03		
LIBRARY SERVICES	GENERAL FUND	COPY SYSTEMS INC	CONTRACT	27.19		
		CRESTON CITY WATER WORKS	WATER-LIBRARY	12.31		
		ED M FELD EQUIP CO INC	SECURITY MONITORING	90.00		
		WINDSTREAM	TELEPHONE	123.16		
		ALLIANT ENERGY-INT PWR&LGHT	GAS APRIL'15	133.66		
			ELECTRIC APRIL'15	486.14		
		INGRAM	ADULT BOOKS	10.19		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BOOKS	162.62
			BOOKS	47.11
		MICROMARKETING LLC	BOOKS ON CD	171.98
		KONE INC (DES MOINES)	PRESSURE TEST	231.69
		WAL-MART COMMUNITY	PAPER TOWELS, CARDSTOCK	21.33
			TOTAL:	1,517.33
PARKS	GENERAL FUND	CROP PRODUCTION SERVICES	ROUND UP	562.50
		NORTHLAND PRODUCTS CO	CLEANING UNIT RENTAL	55.48
		AGRIVISION	BLADES 997, SPINDLE	426.14
			OIL FILTERS & NUTS	24.98
			BLADES 997, SPINDLE	202.76
		CRESTON CITY WATER WORKS	WATER-MCKINLEY PARK	9.07
			WATER-HISTORICAL COMPLEX	9.07
		ELECTRICAL MATERIALS CO	FLUSH VALVE SENSOR	170.34
		FARM & HOME SUPPLY INC	SUPPLIES	204.65
		ZEE MEDICAL INC	SAFETY GLASES, GLOVES	26.00
		WINDSTREAM	TELEPHONE	54.11
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	812.27
		ECHO GROUP INC	LENS & BULBS - BILL SEARS	59.16
		IOWA DEPT OF TRANSPORTATION	GARBAGE BAGS -CLEAN UP	25.22
		PETTY CASH - RECREATION	NAPA - SWIVIL SNOW PLOW	5.79
			CONT. ED - APPLICATOR	45.00
		RJ'S PORTABLES	PORTAPOTTIES THRU JUNE	75.00
		ULINE, INC	GLOVES - CLEAN UP	81.21
			TOTAL:	2,848.75
RECREATION	GENERAL FUND	SHELLY ROBINSON	SOCCER SHIRTS	1,427.50
		FASTENAL	6CS FIELD PAINT	69.31
		WINDSTREAM	TELEPHONE	58.41
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	136.98
		RJ'S PORTABLES	PORTAPOTTIES THRU JUNE	75.00
			TOTAL:	1,767.20
CEMETERY	GENERAL FUND	WINDSTREAM	TELEPHONE	56.09
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	175.72
		SIRWA	WATER-CEMETERY	33.00
			TOTAL:	264.81
SWIMMING POOL	GENERAL FUND	WINDSTREAM	TELEPHONE	37.19
		ALLIANT ENERGY-INT PWR&LGHT	ELECTRIC APRIL'15	476.76
			TOTAL:	513.95
ADMINISTRATIVE	GENERAL FUND	WOODS, WARREN	MILEAGE REIMBURSEMENT	83.95
			TOTAL:	83.95
FINANCIAL ADMINISTRATN	GENERAL FUND	INFO DOG SECURITY, LLC	SHRED SVC-APRIL'15	30.00
		ANDERSON, JOHN	1/2 MCNTH RENT RETURNED	250.00
			CREDIT UTILITIES - ELECTRI	86.89-
			CREDIT UTILITIES - WATER	14.58-
		WILLIAMSON, LISA	REIMB MILEAGE IMFOA	85.96
		CRESTON CITY WATER WORKS	WATER-1707 W ADAMS	14.58
		WINDSTREAM	TELEPHONE	348.36
		HOLIDAY INN DES MOINES AIRPORT	IMFOA	95.20
		ALLIANT ENERGY-INT PWR&LGHT	ELEC & GAS - 1707 W ADAMS	86.89
		THE PAPER CORPORATION	20CS REG PAPER, 20CS 3HP	1,103.20

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	1,912.72
LEISURE SERVICES	GENERAL FUND	AHLERS & COONEY, P.C.	PROF. SVCS-URBAN RENEWAL	110.00
			PROF. SVCS - SONNTAG	6,750.34
			TOTAL:	6,860.34
CITY HALL	GENERAL FUND	ALLIANT ENERGY-INT PWR&LGHT	GAS APRIL'15	209.83
			ELECTRIC APRIL'15	453.68
		OFFICE MACHINES	2 CS TP, 2 CS TOWELS	119.16
			HAND SOAP REFILLS -4EA	22.20
			TOTAL:	804.87
ROAD MAINTENANCE	ROAD USE TAX	SCHIMMELS REPAIR LLC	REPAIR STREET TRUCK	6,154.44
		AKIN BUILDING CENTER	6 - 2X4 16FT	44.94
			CAP BLOCKS	182.52
		OMG MIDWEST, INC.	1.25YDS M4	249.13
			3.5YDS M4	533.75
		ARAMARK UNIFORM & CAREER APPAREL GROUP	LAUNDRY SERVICE	57.95
		NORTHLAND PRODUCTS CO	SERVICE CLEANING UNIT	110.95
		CJ COOPER & ASSOCIATES INC	RANDOM DRUG SCREENING	140.00
		CRESTON CITY WATER WORKS	WATER-CITY SHOP	67.29
			WATER-CITY BARN	9.07
		FARM & HOME SUPPLY INC	1 PAIR BOOTS - 2 BUCKLE	62.95
		WINDSTREAM	TELEPHONE	178.12
		GRIMES ASPHALT & PAVING CORP	16.72T COLD PATCH	2,441.12
		ALLIANT ENERGY-INT PWR&LGHT	GAS APRIL'15	195.40
			ELECTRIC APRIL'15	352.36
		IOWA DEPT OF TRANSPORTATION	WORK GLOVES	94.32
		IOWA TOOL & MANUFACTURING INC	160' CULVERT PIPE	728.00
		CRESTON MOTOR SUPPLY INC	FUEL FILTER	9.66
			MOUNTS,HOSE CONCT	150.48
			TOTAL:	11,762.45
ADMIN-STREETS (ENGINR)	ROAD USE TAX	WINDSTREAM	TELEPHONE	58.41
			TOTAL:	58.41
POLICE FORFEITURE	POLICE FORFEITURE	IOWA STATE UNIVERSITY	K9 SURGERY	2,337.85
		PETT' CASH - POLICE	WALMART - K9 BLANKETS	9.24
		K & J HARDWARE INC	DOG FOOD	31.99
			TOTAL:	2,379.08
LIBRARY (RESTRICTED GIF RESTRICTED GIFTS-L		AMAZON/SYNCHRONY BANK	DVD'S	109.65
		BLANK PARK ZOO	PROGRAM	175.60
		GALE CENGAGE LEARNING	CHRISTIAN FICTION	70.47
			EDITORS CHOICE	57.58
			MYSTERY SAMPLER	47.98
			DISTRIBUTION	83.99
		INGRAM	ISSB BOOKS	11.49
			ISSB BOOKS	25.06
			ISSB BOOKS	44.82
			RETURNED BOOKS	39.07
			BOOKS	158.21
			AFTERTHOUGHTS BOOK	119.49
		WAL-MART COMMUNITY	WIPES, TISSUES, PENS	45.26
			TOTAL:	910.53

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
SANITARY SEWER/WASTWTR SEWER OPERATING FU	MCLAIN, SCOTT		REIMBURSEMENT SWR BACKUP	121.00		
		CULVER, RANDY	I&I REIMBURSEMENT	500.00		
		DEMOTT, KATHY	I&I REIMBURSEMENT	350.00		
		OSMUN, DUANE	I&I REIMBURSEMENT	500.00		
		CENTRAL PUMP & MOTOR	DEWATERING PUMP & FITTNG	1,262.50		
		CRESTON CITY WATER WORKS	WATER-WWTP	293.80		
			1/2 ONE CALLS - MAR'15	54.00		
		MARK ZELLMER	WATER SYSTEM SERV	108.10		
		FARM & HOME SUPPLY INC	STEEL STRAPPING	13.99		
		WINDSTREAM	TELEPHONE	430.60		
		HD SUPPLY WATERWORKS LTD.	MANHOLE LIDS & CASTINGS	1,770.00		
		ALLIANT ENERGY-INT PWR&LGHT	GAS APRIL'15	813.86		
			ELECTRIC APRIL'15	4,460.49		
		NORTH CENTRAL LABORATORIES	JUGS & FRT	83.72		
		UPS	POSTAGE	16.78		
			POSTAGE	35.22		
		VEENSTRA & KIMM INC	NORTH SIDE SWR REHAB	1,773.60		
			ENG SVC - RAKE WWTP	600.00		
			TOTAL:	13,187.66		
		ANIMAL CONTROL	ANIMAL SHELTER *AG CRESTON VET CLINIC PC		VACC DOG - ARTS	40.50
					NEUTER CAT- HARTMAN	40.00
					NEUTER DOG - ANDERSON	60.00
					NEUTER CAT-HARTMAN ROLLY	40.00
					EMCY MED-DOG- COOK	100.00
					NEUTER CAT - RICHARDS	65.00
					NEUTER & VACC - DOG-DODGE	132.45
					EMGCY MED - DOG-DRAMAN	100.00
	DNA TEST DOG-OLINA			125.00		
	TOTAL:			702.95		

===== FUND TOTALS =====		
001	GENERAL FUND	29,959.76
110	ROAD USE TAX	11,820.86
120	POLICE FORFEITURE	2,379.08
167	RESTRICTED GIFTS-LIBRARY	010.53
610	SEWER OPERATING FUND	13,187.66
953	ANIMAL SHELTER *AGENCY FU	702.95
GRAND TOTAL:		58,960.84

CITY OF CRESTON  
MANUAL CHECKS/DEBITS - PERIOD ENDING 5/05/15

**SELF FUNDING INSURANCE**

TRISTAR BENEFIT	INV CHECK RUN	13,532.30
TRISTAR BENEFIT	INV CHECK RUN	32,952.24
<b>SELF FUNDING INSURANCE</b>	<b>TOTAL</b>	<b>46,484.54</b>

**FINANCE DEPARTMENT**

UNION COUNTY RECORDER	RECORDING FEES	40.50
<b>FINANCE DEPARTMENT</b>	<b>TOTAL</b>	<b>40.50</b>

**BUILDING DEPARTMENT**

UNION COUNTY RECORDER	RECORDING FEES	27.00
<b>BUILDING DEPARTMENT</b>	<b>TOTAL</b>	<b>27.00</b>

**AIRPORT**

WEST AVIATION	PER FBO CONTRACT	1,354.17
<b>AIRPORT DEPARTMENT</b>	<b>TOTAL</b>	<b>1,354.17</b>

**MANUAL CHECKS/DEBITS TOTAL**

**47,906.21**

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

The City Council of Creston in UNION County, Iowa

will meet at Creston City Hall - 116 W Adams Street

at 6 PM on 05/19/15  
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2015  
(year)

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
<b>Revenues &amp; Other Financing Sources</b>			
Taxes Levied on Property	1 2,390,127		2,390,127
Less: Uncollected Property Taxes-Levy Year	2		0
Net Current Property Taxes	3 2,390,127	0	2,390,127
Delinquent Property Taxes	4		0
TIF Revenues	5 665,960		665,960
Other City Taxes	6 1,024,798	100,000	1,124,798
Licenses & Permits	7 36,900	8,000	44,900
Use of Money and Property	8 72,100		72,100
Intergovernmental	9 1,613,649	233,000	1,846,649
Charges for Services	10 5,641,375	150,000	5,791,375
Special Assessments	11		0
Miscellaneous	12 222,200	288,300	510,500
Other Financing Sources	13 2,485,183	399,687	2,884,870
<b>Total Revenues and Other Sources</b>	14 <b>14,152,292</b>	<b>1,178,987</b>	<b>15,331,279</b>
<b>Expenditures &amp; Other Financing Uses</b>			
Public Safety	15 1,638,497	36,000	1,674,497
Public Works	16 2,149,978	30,864	2,180,642
Health and Social Services	17		0
Culture and Recreation	18 834,852	167,000	1,001,852
Community and Economic Development	19 41,300		41,300
General Government	20 2,148,575	460,500	2,609,075
Debt Service	21 1,058,826		1,058,826
Capital Projects	22 298,170		298,170
Total Government Activities Expenditures	23 8,170,198	694,164	8,864,362
Business Type / Enterprises	24 4,494,657	396,500	4,891,157
<b>Total Gov Activities &amp; Business Expenditures</b>	25 <b>12,664,855</b>	<b>1,090,664</b>	<b>13,755,519</b>
Transfers Out	26 2,485,183	396,587	2,881,770
<b>Total Expenditures/Transfers Out</b>	27 <b>15,150,038</b>	<b>1,487,251</b>	<b>16,637,289</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year</b>	28 <b>-997,746</b>	<b>-308,264</b>	<b>-1,306,010</b>
Beginning Fund Balance July 1	29 8,787,572		8,787,572
Ending Fund Balance June 30	30 7,789,826	-308,264	7,481,562

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

Revenue Increases: License & Permits-Building Permits, Intergovernmental - Federal Grant, Miscellaneous Revenue - Donations, Charges for Service - Enterprise, Other Financing Sources - Financial, Other City Taxes.  
Expense Increases: Public Safety - Fire, Detention & Corrections, Police Forfeiture; Public Works - Airport, Solid Waste, Road Maintenance; Culture & Recreation - Park, Library, Community Center; General Government - Financial, Legal, Insurance; Enterprise - Waterworks and WWTP

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.

Lisa Williamson

City Clerk/ Finance Officer Name



## Mayor Woods

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**From:** Kirk Levine <klevine@iowatelecom.net>  
**Sent:** Monday, April 27, 2015 9:15 PM  
**To:** Mayor Woods  
**Subject:** Resignation

Dear Warren,

It's with regret that I must resign from the Creston City Council as Ward 3 representative effective this Friday, May 1. Our house closing and possession was moved up significantly (just found out today) and I will no longer be living in Ward 3 in May. I have enjoyed my time on the city council and have learned a lot about city government. I would like to thank everyone at city hall for being so patient, kind, understanding, and supportive.

Sincerely,

Ann Levine

## Lisa Williamson

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**From:** Ellen Gerharz <chamber@crestoniowachamber.com>  
**Sent:** Wednesday, April 15, 2015 4:17 PM  
**To:** Lisa Williamson; Mike Taylor  
**Cc:** Roger Nurnberg  
**Subject:** Re: Request for funding for the 10,000 Crestonians

Hi,

After further discussion I am changing the request for 2015.

Please see below.

Good Afternoon,

The 10,000 Crestonians would like to request \$5000.00 from Hotel/Motel Moneys for the 2015 Creston Fireworks Display.

Since Roger Nurnberg, President of the 10,000 Crestonians will be out of town for your next City Council Meeting, could our request be placed on the May 5th Creston City Council Agenda.

Thank you for your consideration.

Ellen Gerharz  
Executive Director  
Creston Chamber of Commerce  
208 West Taylor, PO Box 471  
Creston, IA 50801  
(641) 782-7021  
[chamber@crestoniowachamber.com](mailto:chamber@crestoniowachamber.com)  
[www.crestoniowachamber.com](http://www.crestoniowachamber.com)  
[www.unioncountyiowatourism.com](http://www.unioncountyiowatourism.com)



P.O. Box 471, 208 W. Taylor  
Creston, IA 50801

April 29, 2015

Mike Taylor  
City Administrator, City of Creston  
408 W. Adams St.  
Creston, IA 50801

Re: 403 S. Elm St.

Mike,

Thank you for your continued support of the South Elm Street Building Partnership. We are in the process of starting our fourth house at 403 S. Elm St. We have made application to the SICOG Housing Trust Fund to help with the cost associated with acquisition, demolition, asbestos removal and tree removal. As in the past, the application requires a 25% cash match requirement.

The total request for grant funds is \$16,000.00 with a cash match requirement of \$4,000.00. We are formally requesting the city to commit up to \$4,000.00 for the local match requirement out of the LMI fund. This will help us to continue to keep our expenses at a minimum and allow for another affordable housing opportunity in the city. If approved, we will make for a request for reimbursement from the housing trust fund grant. SICOG will then submit an invoice to the city for the matching funds based upon the actual expenses we incur.

Here is a breakdown of the cost of the project showing budgeted to actual thus far.

	Budget	Actual
Property Acquisition – UCDA	\$3,000.00	\$3,000.00
Attorney Fees UCDA		\$275.00
Asbestos Testing – UCDA	\$250.00	\$250.00
Annual Property Taxes – UCDA	\$400.00	
Property Acquisition –SICOG	\$4,000.00	\$3,000.00
Asbestos Removal - SICOG	\$1,500.00	none detected

House Demolition - SICOG	\$6,500.00	\$5,885.00
Tree Removal – SICOG	\$4,000.00	\$1070.00
Plat of Survey – SICOG		\$1070.00
Total	<b>\$19,650.00</b>	<b>\$14,550.00</b>

UCDA actual expense - \$3,525.00

SICOG HTF request for reimbursement - \$11,025.00

City of Creston LMI Fund 25% cash match – \$2,756.25 (pending approval)

We appreciate the opportunity to continue to work together and reinvest in our corridor areas to the community. If you have any questions please give me a call.

Thank you for your consideration,



Wayne J. Pantini, CECD – Executive Director  
Union County Development Association

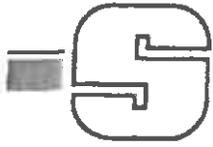
<b>BUDGET FY</b>  2015		<b>GENERAL ACCOUNTING EXPENDITURE</b>				<b>DOCUMENT NUMBER</b>	
		<small>DATE</small> 04/21/15		<small>ACCTG PERIOD (mm/yy)</small> 4/21			
<small>VENDOR CODE</small>			<small>AGENCY NAME</small>				
<b>VENDOR NAME AND ADDRESS</b> City of Creston 116 W. Adams St. Creston, Iowa 50801			<b>BILL TO ADDRESS (ORDERING AGENCY)</b> City of Creston 116 W. Adams St. Creston, Iowa 50801		<b>SHIP TO ADDRESS</b>		
<b>TERMS</b>		<b>FOB</b>	<b>ORDER APPROVED BY</b> Mayor Warren Woods			<b>GOODS RECEIVED/SERVICES PERFORMED</b>	
						<b>DATE</b> <b>INITIALS</b>	
<b>QUANTITY</b>		<b>VENDOR'S INVOICE DATE</b>		<b>VENDOR'S INVOICE NUMBER</b>			
<b>ORDERED</b>	<b>RECEIVED</b>	<b>UNIT OF MEASURE</b>	<b>DESCRIPTION</b>			<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
			Engineering 20% cost share (total \$7,141.61)			1.00	1,428.32
			Permitting 41% cost share (total \$5,208.50)			1.00	2,135.49
<b>DOCUMENT TOTAL</b>						<b>\$3,563.81</b>	
<b>CLAIMANT'S CERTIFICATION</b>					<b>DEPARTMENT CERTIFICATION</b>		
I CERTIFY THAT THE ITEMS FOR WHICH PAYMENT IS CLAIMED WERE FURNISHED FOR STATE BUSINESS UNDER THE AUTHORITY OF THE LAW AND THAT THE CHARGES ARE REASONABLE, PROPER, AND CORRECT, AND NO PART OF THIS CLAIM HAS BEEN PAID					I CERTIFY THAT THE ABOVE EXPENSES WERE INCURRED AND THE AMOUNTS ARE CORRECT AND SHOULD BE PAID FROM THE FUNDS APPROPRIATED BY:		
<b>DATE</b>		<b>TITLE</b>			<b>CODE OR CHAPTER SECTION(S)</b>		
5/5/14		Mayor					
<b>CLAIMANT'S SIGNATURE</b>							
					<b>DOCUMENT TOTAL</b>		<b>3,563.81</b>

**GAX**

**WARRANT #**

**PAID DATE**

\_\_\_\_\_



REC'D MAR 16 2015

ENGINEERS & PLANNERS

SNYDER & ASSOCIATES, INC.

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

March 12, 2015

John Kawa  
City of Creston  
PO Box 449  
Creston, IA 50801-0449

RE: MCKINLEY LAKE WATER QUALITY IMPROVEMENTS - PHASE 1  
PROGRESS REPORT NO. 4  
S&A PROJECT NO. 110.0945.01A

Dear Mr. Kawa:

This is the fourth progress report for the above-referenced project and covers work through February 28, 2015. During this reporting period the following work was completed:

- Wetland Mitigation Plan
- Seeding and Enhancement Plan
- Finalization of U.S. Army Corps of Engineers (USACE) Permit application

A copy of the wetland mitigation plan and the USACE permit application was sent to Mayor Warren Woods as the official applicant. Included within this progress report you will find a large Seeding and Enhancement Plan exhibit to supplement the 11X17 exhibit found within the application. This application will be reviewed by the USACE for their determination regarding wetland and stream mitigation activities. Final design will commence once the Iowa DNR and the USACE makes that preliminary determinations.

We appreciate the opportunity to work with you on this important project. Please feel free to contact me should you have any questions or concerns.

Sincerely,

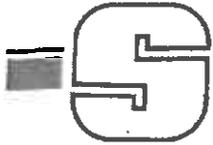
SNYDER & ASSOCIATES, INC.

Mark A. Land, P.E., CFM  
Vice President

MAL/kdr

Enclosures

2727 SW Snyder Boulevard | P.O. Box 1159 | Ankeny, IA 50023-0974



**INVOICE FOR PROFESSIONAL SERVICES**

March 11, 2015

John Kawa  
City of Creston  
PO Box 449  
Creston, IA 50801-0449

Invoice No: 110.0945.01A - 4

**Project**            110.0945.01A            McKinley Lake Water Quality Impr-Phase I

**Professional Services through February 28, 2015**

**Preliminary Design**

*Budget \$23,000*

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Principal Engineer	6.00	179.00	1,074.00
Principal Environmental Scientist	1.00	169.00	169.00
Engineer VIII	1.50	141.00	211.50
Engineer V	34.00	121.00	4,114.00
Technician VIII	15.00	97.00	1,455.00
<b>Total Services</b>	<b>57.50</b>		<b>7,023.50</b>

Postage/Freight				
2/25/2015	United Parcel Service (UPS)	2/14/15 #533051 ANK ups	7.71	
	<b>Total Expenses</b>		<b>7.71</b>	<b>7.71</b>

Fleet Mileage				110.40
			<b>Task Subtotal</b>	<b>\$7,141.61</b>

<b>Billings to Date</b>	<b>Total</b>	<b>Prior</b>	<b>Current</b>
	20,836.33	13,694.72	7,141.61

**Final Design**

*Budget \$12,500*

**Task Subtotal**            0.00

<b>Billings to Date</b>	<b>Total</b>	<b>Prior</b>	<b>Current</b>
	187.50	187.50	0.00

**Permitting**

*Budget \$23,000*

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Engineer V	19.00	121.00	2,299.00
Environmental Scientist II	2.00	92.00	184.00
Engineer I	34.50	79.00	2,725.50
<b>Total Services</b>	<b>55.50</b>		<b>5,208.50</b>

REMIT TO: 2727 SW Snyder Blvd. | P.O. Box 1159 | Ankeny, IA 50023-0974  
p: 515-964-2020 | f: 515-964-7938 | email: ar@snyder-associates.com | Federal E.I.N. 42-1379015

Project 110.0945.01A Creston-McKinleyLkH2OQualImpPhsl Invoice 4

			<b>Task Subtotal</b>	<b>\$5,208.50</b>
<b>Billings to Date</b>	<b>Total</b>	<b>Prior</b>	<b>Current</b>	
	13,470.68	8,262.18	5,208.50	

**Construction Services**

Budget \$16,000

**Task Subtotal** 0.00

			<b>Amount Due this Invoice</b>	<b>\$12,350.11</b>
<b>Billings to Date</b>	<b>Total</b>	<b>Prior</b>	<b>Current</b>	
	34,494.51	22,144.40	12,350.11	

Snyder & Associates, Inc.



Mark Land

***Park and Recreation***  
***Meeting Minutes***

April 28, 2015

**I. Call to order**

John Kawa called to order the regular meeting of the Park and Recreation Board at 5:30pm on April 28, 2015 at the Restored Depot.

**II. Roll call**

John Kawa conducted a roll call. The following persons were present: Gary Borcharding, Mark Huff, Jane Brown , Janel McClain, Victoria Brammer

**III. Approval of minutes from last meeting**

John Kawa read the minutes from the last meeting. The minutes were approved as read.

**IV. Open issues**

- a) The Board met with Janel McClain about having a Doggie Wash in Mckinley Park on August 1, 2015 from 10am- 2pm. The Board approved the request and approved waiving the shelter house rental fee for the event.

Motion....Kawa. Second....Brown. All voted aye.

- b) The Board approved Draw 3 from the WIRB Grant for 3,563.81.

Motion....Kawa. Second.... Brown. All voted aye. Motion carried.

- c) The Board approved payment to Snyder and Associates for 5,221.25.

Motion...Kawa. Second.... Brown. All voted aye. Motion carried.

- d) The Board approved advertising for the Party in the Park from the following, Creston Publishing, Murray Radio, Clear Channel, and The Ville.

- e) The Board approved payments to Fry and Associates for installation and swing for Rainbow Park for the total amount of 8,061.00

Motion.... Kawa. Second.... Brown. All voted aye.

**V. New business**

f) Next Meeting May12, 2015.

**VI. Adjournment**

John Kawa adjourned the meeting at 6:50pm.

Minutes submitted by: Mark Huff

Minutes approved by:

Chairman\_\_\_\_\_

Secretary\_\_\_\_\_

DATE: April 27, 2015

**SUBJECT: CITY OF CRESTON, IOWA PILOT TESTING**

### MEMORANDUM OF UNDERSTANDING

Brentwood Industries, Inc. (hereinafter, "Brentwood") agrees to assist The City of Creston, Iowa hereinafter "Creston") conduct a pilot study to evaluate the performance of Brentwood's AccuFAS system. Brentwood has proposed using an anoxic submerged fixed film system to allow the existing trickling filter plant to meet proposed total N limits. Brentwood will provide tanks configured to test the Critical Velocity Solids Anoxic Reactor (CVSAR) process as described below.

Brentwood's will be assisted locally by our representative, Burt Gurney Associates. Creston will be assisted by the engineering firm of Veenstra & Kimm, Inc.

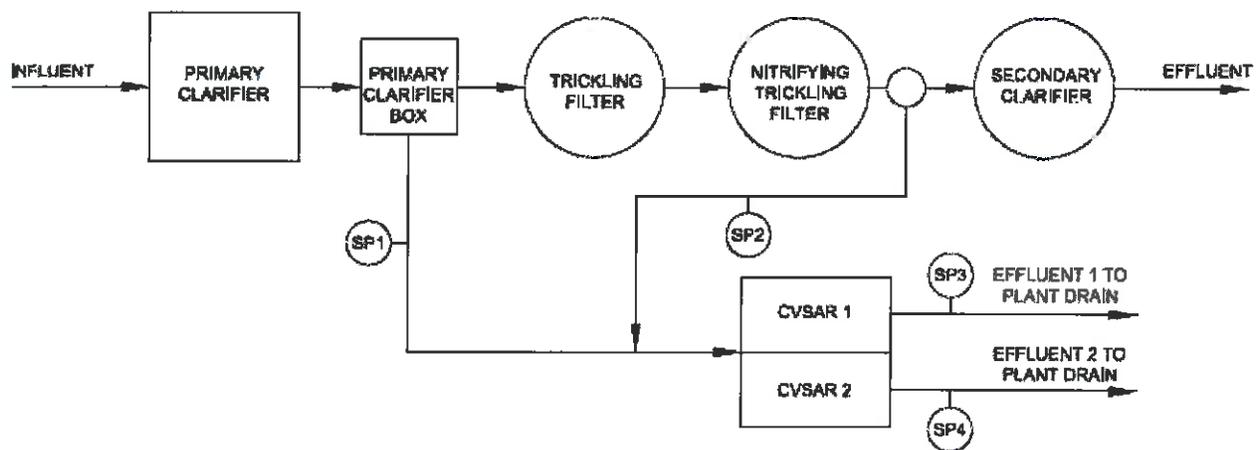
Brentwood and Creston acknowledge that the data developed and recommendations made by Brentwood will be provided to the State of Iowa, Department of Natural Resources for evaluation.

### OBJECTIVES AND STUDY REQUIREMENTS

The primary goals of the pilot study are:

1. Evaluate denitrification performance of Critical Velocity Serpentine Anoxic Reactors (CVSAR) at the Creston, Iowa trickling filter waste water treatment plant.
2. Develop design parameters for a potential full scale installation.

**Figure 1 CVSAR Process schematic for Denitrification**





**PROPOSED PILOT TEST EQUIPMENT**

Number of Tanks	2
Tank wet volume Each, (Gallons)	449
Tank length, in	48"
Tank width, in	36"
SWD, in	60"
Free board, in	12"

	CVSAR #1	CVSAR #2
Type of media applied	VF3000/CF3000DM	VF5000/CF6000DM
Media specific surface area, ft <sup>2</sup> /ft <sup>3</sup>	54.3	28.6
Media fill volume, ft <sup>3</sup>	42	42
Media surface area, ft <sup>2</sup>	2280	1200
Media fill percentage	70%	70%

1. Shipping Weight is estimated to be 780 Lbs.
2. System weight when full is estimated to be 8,500 lbs.
3. Regenerative blower, (TBD) HP 120-volt, 1-φ for the air scour system, 30 SCFM capacity

Should the pilot testing continue past October 31<sup>st</sup> Brentwood and Creston will evaluate methods for protecting the equipment from freezing, and mutually agree on the measure to be taken. If no agreement is reached, the pilot testing will be halted, and the tanks drained.

**PROPOSED PILOT TESTING PROTOCOL**

The startup time for the pilot is expected to be one to two weeks depending on the temperature at the time of startup. The run time of the pilot should be 6 weeks for each phase or as determined by specific pilot operational results.

1. The initial nitrate recycle flow rate from the trickling filter shall be maintained at three times the influent flow rate at the beginning.
2. The nitrate recycle will be adjusted by mutual agreement between Brentwood and Creston as pilot results become available
3. Biofilm control and scouring of media are necessary for the CVSAR to work properly. An air scour schedule will be developed based on the growth and headloss.

Phase	Flow/HRT	CVSAR #1	CVSAR #2	Duration Weeks
Phase I	Pilot design forward flow, gpm	1	1	6
	HRT, hrs	7.5	7.5	
Phase II	Pilot design forward flow, gpm	1.5	1.5	6
	HRT, hrs	5.0	5.0	
Phase III	Pilot design forward flow, gpm	3	3	6
	HRT, hrs	2.5	2.5	
Phase IV	Pilot design forward flow, gpm	7.5	7.5	6
	HRT, hrs	1	1	



### PROPOSED SAMPLING PROTOCOL

Once the pilot is started, sampling should follow. The startup time for the pilot is expected to be one to two weeks depending on the temperature at the time of startup. The run time of the pilot should be 6 weeks for each phase or as determined by specific pilot operational results.

The following parameters are recommended for sampling. Composite samples are preferred:

Sample 3x Week	TSS, TP, DO, PH, SVI TN, TKN, NH <sub>3</sub> -N, NO <sub>2</sub> /NO <sub>3</sub> Temperature
Sample Weekly	BOD <sub>5</sub>

Additional grab samples may be necessary during start up and change over between the study phases to optimize the operation conditions.

### PILOT TESTING TERMS AND CONDITIONS

Brentwood will provide:

1. Shipping of the tank and associated equipment to the Creston WWTP.
2. Onsite technical assistance at the startup of the system
3. Technical assistance as needed by phone to assist the operations staff at the plant
4. Review of the data collected
5. Preparation of a technical report summarizing the test results
6. Recommendations for full scale implementation of the system.

Creston will provide:

1. Level base for the tank, either on existing concrete pavement, or compacted stone.
2. Unloading and set up of the tank at the WWTP
3. Setting and leveling the tank on the base
4. Electrical power to the blower and pumps
5. Set up of feed pumps and hoses necessary
6. Loading the equipment onto a truck for shipment at the completion of testing
7. Routine operations as needed (estimate at ½ h day or less)
8. Sampling and testing of samples according to the agreed protocol
9. Consolidation of testing data in electronic (excel spreadsheet) format
10. Any piping and fittings needed to connect the pump and blower to the pilot unit. Pipe connections are 2" NPT female fittings.
11. Piping is also needed from the pilot to a discharge point determined by the plant staff.
12. Influent flow pump with a capacity of 1 to 15 gpm, and the trickling filter recycle flow to the pilot pumps with a variable capacity between 5 to 50 gpm.
13. Effluent piping from the pilot unit to a suitable point in the plant.



**Payment:**

In consideration of the value of the performance to be gained by conducting the pilot test and that this is a collaborative effort, Brentwood agrees to waive any lease fees for the pilot units. Creston agrees to pay all any and all costs associated with operating the pilot unit.

**Hold Harmless**

The City of Creston, Iowa shall be fully responsible for safely operating the pilot unit once the pilot is on site and shall defend, indemnify and hold harmless Brentwood against any claims of loss arising directly from the use, operation and possession of the pilot, including, but not limited to, bodily injury and property damage. The City of Creston, Iowa expressly assumes the risk of operating the pilot unit.

**No Warranty**

Brentwood provides the pilot unit AS IS, without any express or implied warranty other than expressly provided for in this memorandum. BRENTWOOD DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Please let us know if you have any questions regarding our proposed pilot scope. We look forward to discussing pilot details with the engineer to determine which unit is most appropriate for this facility.

\_\_\_\_\_  
Accepted by (Signature, Print Name and Title)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brentwood Representative (Signature, Print Name and Title)

\_\_\_\_\_  
Date

SETTLEMENT AGREEMENT

Now on this \_\_\_\_ day of \_\_\_\_\_, 2015, IOWA RSA 2, LIMITED PARTNERSHIP, hereafter "RSA" and City of Creston, hereafter "City", enter into the following agreement.

WHEREAS, the City has made certain improvements to New York Avenue in the vicinity of the cell tower owned and operated by RSA.

WHEREAS, as a result of these street improvements access to the cell tower of RSA must be revised.

WHEREAS, the parties have entered into an agreement to provide access to the RSA cell towers.

In consideration of their mutual promises to perform the parties agree as follows:

The City shall pave an access area as designated as the new driveway area "A" on the attached diagram.

The City shall remove the old concrete from the area designated as "driveway B" on the attached diagram.

The City shall pour new concrete in the area designated as "driveway B", and RSA shall pay one-half (1/2) the costs associated with the new concrete for this area.

The City shall take such steps as necessary to grant a permanent easement to RSA to cross the City right-of-way designated as "driveway B" on the attached diagram.

This agreement is the result of a dispute between the parties and neither party acknowledges any fault or liability by entering into this agreement.

This is the entire agreement and shall only be revised or amended or modified by a written modification executed by all parties.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

IOWA RSA 2 LIMITED PARTNERSHIP

CITY OF CRESTON

\_\_\_\_\_  
By:

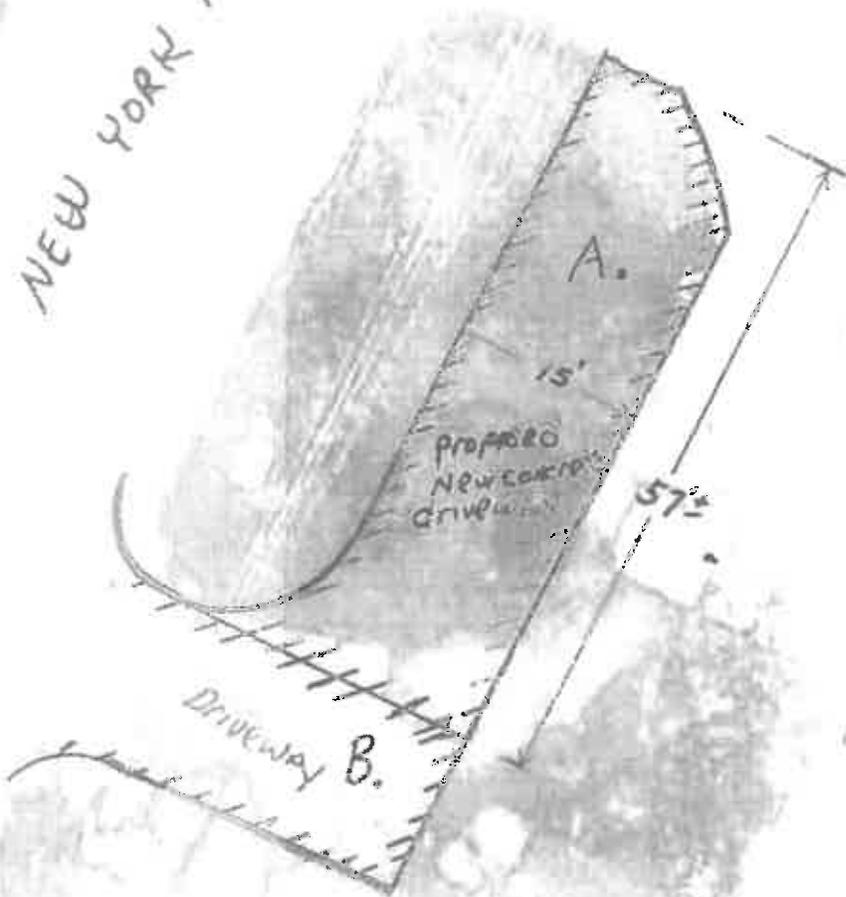
\_\_\_\_\_  
By: Mayor Woods

City of Creston



Cell  
Tower  
Area

NEW YORK AVE.



UNION STREET



Map graphics and text data are derived from a combination of sources of original data sources, and are provided to users as is with no express or implied warranty of accuracy, quality, or completeness for any specific purpose or use.

Date: 1/16/2016

# CRESTON URBAN RENEWAL AREA JAMES SUBDIVISION

**June 2015**

**Amendment #2**

**City of Creston, Iowa**



This AMENDED Urban Renewal Plan provides for the development of the Creston Urban Renewal Area originally established by Resolution #133 by the Creston City Council on May 5, 1998, and subsequently amended Resolution #101 on December 5, 2006.

May 1998, Original  
December 2006, Amendment #1  
June 2015, Amendment #2



Final 4/20/15

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SEVERABILITY.....	3

## EXHIBITS

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## **Introduction**

This URBAN RENEWAL AMENDMENT 2 (“Amendment #2” or Amendment) has been prepared for the James Subdivision Urban Renewal Area, a.k.a. R-133 as authorized by Resolution of the City Council of Creston. Its intent is to decrease the size of the original district. The James Subdivision Urban Renewal Area (“Area”) was originally adopted by the City of Creston in May of 1998. In 2006 Amendment #1 decreased the size of the original Area, expanded upon the residential purposes of the James Subdivision Urban Renewal Plan (“Plan”), and modified the effective period of the Plan.

The purpose of this Amendment #2 is to decrease the size of the original Area. Descriptions of the area being removed as a result of this amendment, and the Urban Renewal Area, as amended, are attached as Exhibit B and illustrated on Exhibit D. The area being removed is referred to as the “Amendment #2 Area”. Part of the Amendment #2 Area being deleted will form the new South Cottonwood Urban Renewal Area. The Amendment #2 Area has never had an urban renewal project built upon it and is expected to be developed as a townhome project. The base value of the original Area was the valuation in place as of January 1, 1997. The base value of the original area, as amended, will be reduced due to the land being removed by this Amendment.

Except as modified by this Amendment, the provisions of the original James Subdivision Area Plan are hereby ratified, confirmed and approved, and shall remain in full force and effect as provided herein.

## **Overview and Urban Renewal Project Costs**

This James Subdivision Urban Renewal Area also known as the Urban Renewal Area R-133, as amended, is designed to address specific goals of economic development and to assist City leaders in fulfilling objectives as identified in the City of Creston’s Comprehensive Plan. Adoption of the Urban Renewal Plan Amendment will allow City leaders to continue to encourage public/private investment in economic activities and also assist in the creation of a better quality of life for the community.

The City has prior urban renewal project costs that continue to be reimbursed from Tax Increment. The City may have expenses associated with existing infrastructure, planning and legal expenses associated with this Amendment, for which the City may use tax incremented generated within the Area, as amended. The expected total amount to be reimbursed from incremental taxes is no more than \$25,000.

## **Development Plan**

Creston has a general plan for the physical development of the City outlined in the City’s Comprehensive Plan and last updated June 4, 2002. The goals, objectives and projects of this Amendment #2 are in conformity with the general plan for the municipality as a whole, which is the “Creston Comprehensive Plan 2001-2021”.

This Urban Renewal Plan does not in any way replace the City’s current land use planning or zoning regulation process.

## **Area Boundaries**

A legal description of the Existing Area included in the Plan can be found in Exhibit A – Legal Description Existing Area. A legal description of the area being deleted by this Amendment #2 can be found in Exhibit B – Legal Description Amendment #2.

The boundaries of the existing Urban Renewal Area are delineated on the URBAN RENEWAL AREA BOUNDARY MAP (Exhibit C). The boundaries of this amended (Amendment #2) Urban Renewal Area are delineated on the URBAN RENEWAL AREA BOUNDARY MAP (Exhibit D).

The City of Creston reserves the right to modify the boundaries of the James Subdivision Area, a.k.a. R-133 at some future date. Any future amendment to the Urban Renewal Plan will be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

## **Financial Data**

FY 15 Valuation: \$315,464,973.

July 1, 2014 Constitutional debt limit: \$15,773,249.

Current outstanding general obligation debt: \$3,748,190.

Estimated Tax Increment to be used on Urban Renewal Projects: \$25,000

The area being excluded with Amendment #2 has had no development, no buildings have been erected, and no TIF revenue has ever been used from this area.

## **Effective Date**

This Amendment #2 will become effective upon its adoption by the City Council. The decreased area of the City of Creston James Subdivision Area shall remain in full force for the period out lined in Amendment #1.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as well as, the provisions of Amendment #1 are hereby ratified, confirmed and approved, and shall remain in full force and effect as provided therein.

## **Amending The Plan**

The City of Creston James Subdivision Area Urban Renewal Plan may be revisited and renewed in light of substantive changes within the City. The Urban Renewal Plan can be amended at any time to reflect changes within the Area including but not limited to, changing the Area boundaries; the goals and objectives of, and the types of, urban renewal activities, or to respond to changes in state legislation that pertain to land use, economic development or urban renewal. The City of Creston Council may make amendments to this plan by resolution after a public hearing is held on the proposed change in accordance with applicable state law.

## **Severability**

In the event one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, non-authorization or unenforceability shall not affect any provision of this Plan and this Urban Renewal Plan shall be construed and implemented as if such provision had never been contained herein.

## EXHIBIT A – LEGAL DESCRIPTION OF EXISTING AREA

Urban Renewal Area, as amended by Amendment #1, Resolution 101, December 5, 2006:

Adams Street from Park Street to Cottonwood; Cottonwood from Adams Street to Townline Road; Townline Road from Cottonwood to Lincoln Street; Lincoln Street from Townline Road to Spencer; Spencer as if extended one (1) block to Park Street; Park Street from extension of Spencer to Adams Street, within the city limits of the City of Creston, County of Union, State of Iowa; excepting therefrom:

Lot 1B, James Subdivision, with all land existing completely within the city limits of the City of Creston, County of Union, State of Iowa; including all adjacent and contiguous rights-of-way.

## EXHIBIT B – LEGAL DESCRIPTION OF AMENDMENT #2

The Area being removed from the James Subdivision Urban Renewal Area is as Follows:

### Amendment #2 Area

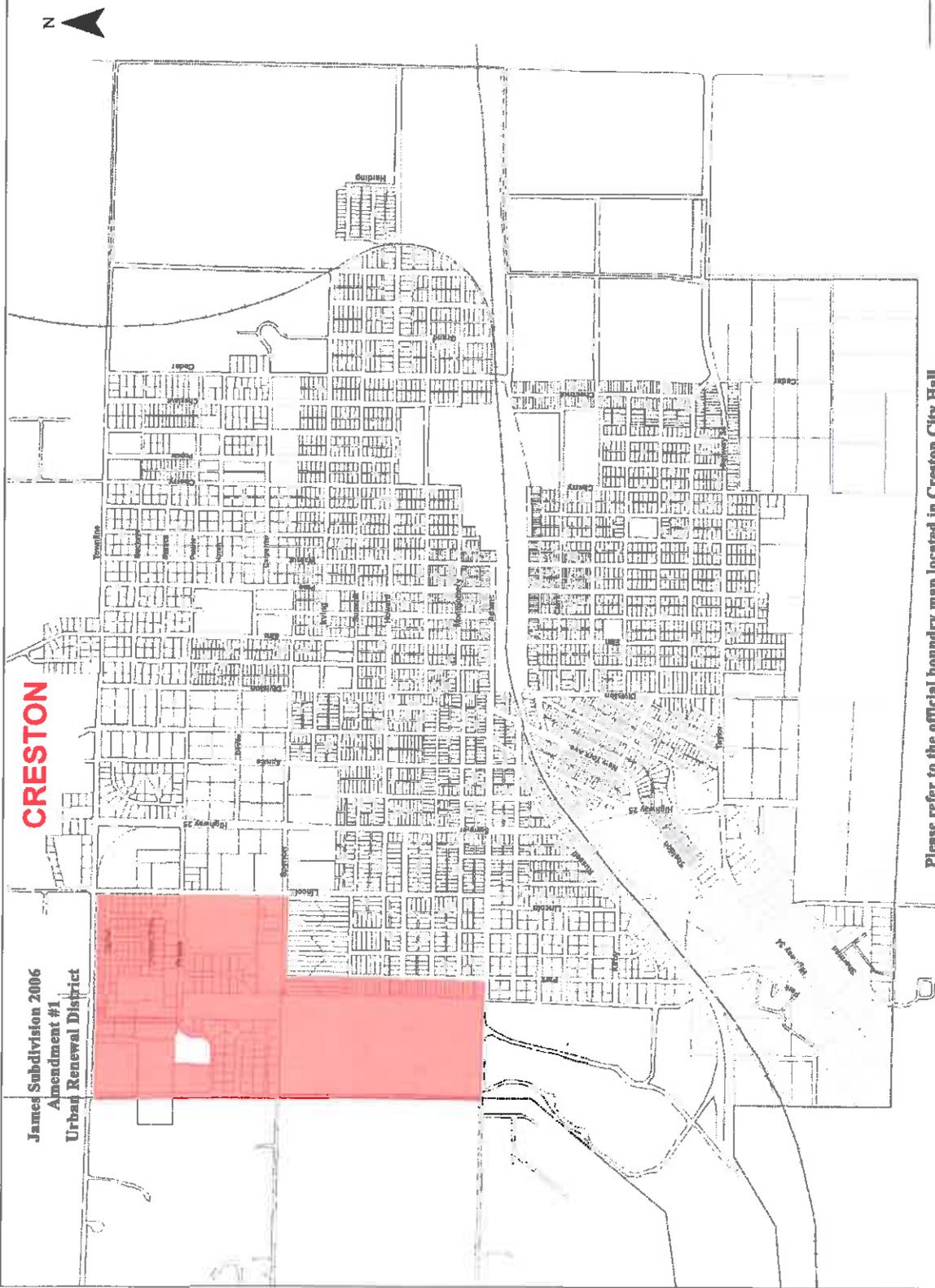
Beginning at the SW corner of the intersection of Park Street and Adams Street, thence north along and extending the west right of way line of Park Street to the north right of way line of Spencer Street also being the north line of the SE ¼ of Section 2, thence west along the north line of the SE ¼ of Section 2 to the centerline of Cottonwood Street also being the west line of the SE ¼ of Section 2, thence south along the west line of the SE ¼ of Section 2 to the south right of way line of Adams Street, thence east along the south right of way line of Adams Street to point of beginning. EXCEPT that portion of Cottonwood Street lying east of centerline between the north line of the SE ¼ of Section 2 and Adams Street and all the right of way of Adams Street lying between the centerline of Cottonwood Street and the west right of way line of Park Street included in the original area. All located within the city limits of Creston, Union County, Iowa 2-72-31

#### Removing Parcels

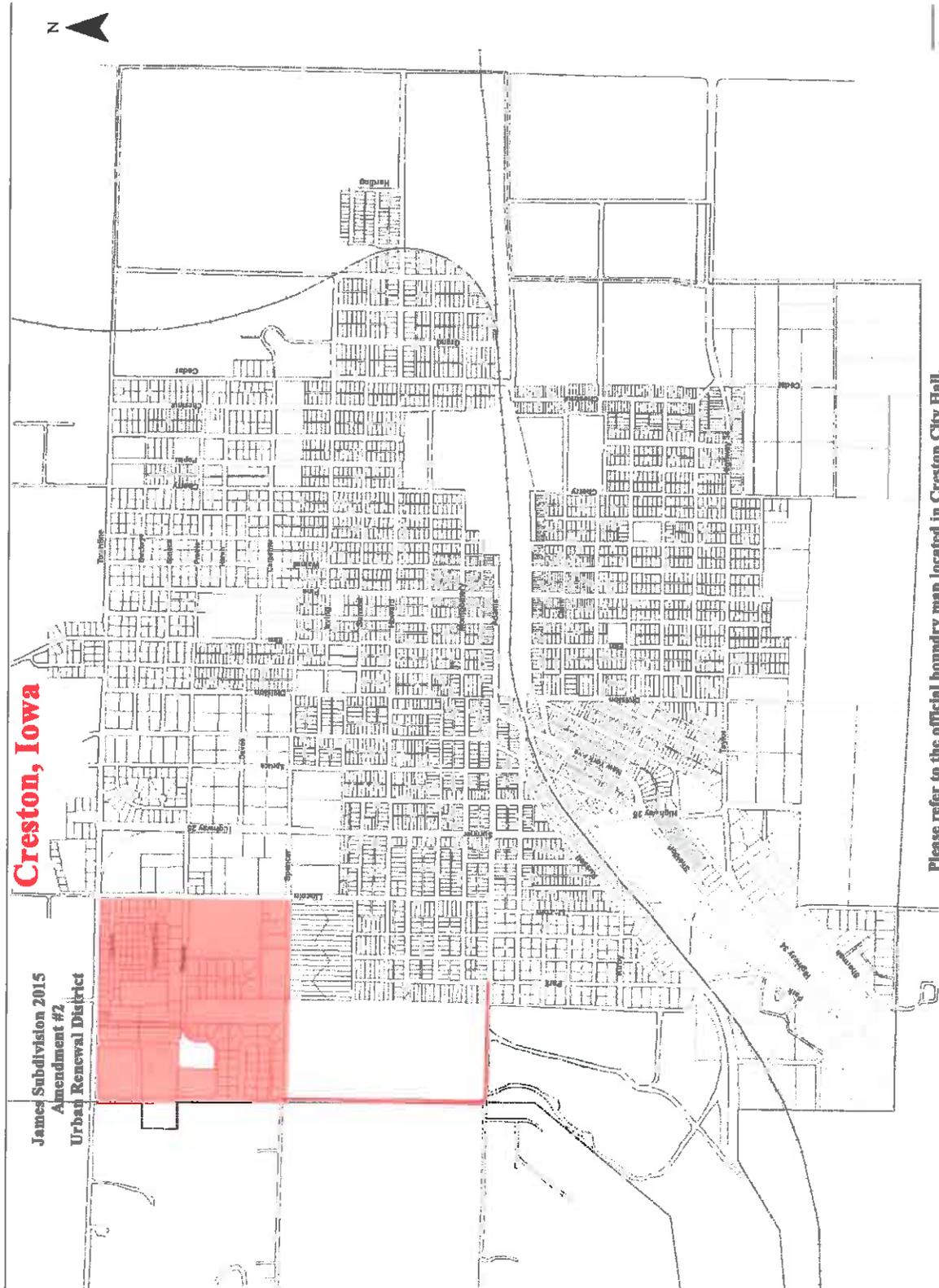
**Parcel ID -** 2401049001900  
**Parcel ID -** 2401049002000  
**Parcel ID -** 2401049002100  
**Parcel ID -** 2401049009400  
**Pt. Parcel ID -** 2401049009200  
**Pt. Parcel ID -** 2401049009100  
**Parcel ID -** 2401049006500  
**Parcel ID -** 2401049006510  
**Parcel ID -** 2401049006550  
**Parcel ID -** 2501000002000  
**Parcel ID -** 2501000001950  
**Parcel ID -** 2501000001900  
**Parcel ID -** 2501000001925  
**Parcel ID -** 2401069001000  
**Parcel ID -** 2401069001100  
**Parcel ID -** 2401069001200  
**Parcel ID -** 2401049006300  
**Parcel ID -** 2401049006400  
**Parcel ID -** 2401049006360  
**Parcel ID -** 2401049006395  
**Parcel ID -** 2401049002150  
**Parcel ID -** 2401049002200  
**Parcel ID -** 2401049002300  
**Parcel ID -** 2401049002350  
**Parcel ID -** 0501000000000

**There are some parcels that will be removed from the James Subdivision Urban Renewal Area that are unnumbered and unidentified.**

# EXHIBIT C – EXISTING BOUNDARY MAP



# EXHIBIT D – URBAN RENEWAL AREA AFTER AMENDMENT #2 AREA IS REMOVED



May 5, 2015

The City Council of the City of Creston, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, at 6:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE JAMES SUBDIVISION URBAN RENEWAL PLAN IN THE CITY OF CRESTON, STATE OF IOWA", 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 SETTING DATES OF A CONSULTATION  
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT  
NO. 2 TO THE JAMES SUBDIVISION URBAN RENEWAL  
PLAN IN THE CITY OF CRESTON, STATE OF IOWA

WHEREAS, by Resolution No. 133, adopted May 5, 1998, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the James Subdivision Urban Renewal Plan (the "Plan") for the James Subdivision Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Union County; and

WHEREAS, by Resolution No. 101, adopted December 5, 2006, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Adams Street from Park Street to Cottonwood; Cottonwood from Adams Street to Townline Road; Townline Road from Cottonwood to Lincoln Street; Lincoln Street from Townline Road to Spencer; Spencer as if extended one (1) block to Park Street; Park Street from extension of Spencer to Adams Street, within the city limits of the City of Creston, County of Union, State of Iowa;

AND

AMENDMENT NO. 1 AREA (removed)

Lot 1B, James Subdivision, with all land completely within the City limits of the City of Creston, County of Union, State of Iowa; including all adjacent and contiguous rights-of-way; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove certain real estate from the Urban Renewal Area in order to create the South Cottonwood Residential Urban Renewal Area; and

WHEREAS, it is desirable that this Area be redeveloped as part of the overall redevelopment area covered by the Amendment; and

WHEREAS, this proposed Amendment No. 2 to the Urban Renewal Plan removes land, as follows:

AMENDMENT NO. 2 AREA (removed)

Beginning at the SW corner of the intersection of Park Street and Adams Street, thence north along and extending the west right of way line of Park Street to the north right of way line of Spencer Street also being the north line of the SE ¼ of Section 2, thence west along the north line of the SE ¼ of Section 2 to the centerline of Cottonwood Street also being the west line of the SE ¼ of Section 2, thence south along the west line of the SE ¼ of Section 2 to the south right of way line of Adams Street, thence east along the south right of way line of Adams Street to point of beginning. EXCEPT that portion of Cottonwood Street lying east of centerline between the north line of the SE ¼ of Section 2 and Adams Street and all the right of way of Adams Street lying between the centerline of Cottonwood Street and the west right of way line of Park Street included in the original area. All located within the city limits of Creston, Union County, Iowa 2-72-31

**Removing Parcels**

**Parcel ID - 2401049001900**  
**Parcel ID - 2401049002000**  
**Parcel ID - 2401049002100**  
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**Parcel ID - 2401069001000**  
**Parcel ID - 2401069001100**  
**Parcel ID - 2401069001200**  
**Parcel ID - 2401049006300**  
**Parcel ID - 2401049006400**  
**Parcel ID - 2401049006360**  
**Parcel ID - 2401049006395**  
**Parcel ID - 2401049002150**  
**Parcel ID - 2401049002200**  
**Parcel ID - 2401049002300**  
**Parcel ID - 2401049002350**  
**Parcel ID - 0501000000000**

**There are some parcels that will be removed from the James Subdivision Urban Renewal Area that are unnumbered and unidentified; and**

WHEREAS, while Iowa statutes does not require the City Council to submit the proposed Amendment to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole prior to Council approval of such Amendment, the City Council will submit the proposed Amendment to the Planning and Zoning Commission, and the Planning and Zoning Commission shall submit its written recommendations thereon to this Council within thirty (30) days of its receipt of such proposed Amendment; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 13th day of May, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, at 2:00 P.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
THE CITY OF CRESTON, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED AMENDMENT NO. 2 TO THE JAMES  
SUBDIVISION URBAN RENEWAL PLAN FOR THE CITY OF  
CRESTON, STATE OF IOWA

The City of Creston, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 2:00 P.M. on May 13, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa concerning a proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Creston, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Creston, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

City Clerk, City of Creston, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan before the City Council at its meeting which commences at 6:00 P.M. on June 2, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Creston News-Advertiser, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL  
OF A PROPOSED AMENDMENT NO. 2 TO THE JAMES  
SUBDIVISION URBAN RENEWAL PLAN FOR AN URBAN  
RENEWAL AREA IN THE CITY OF CRESTON, STATE OF  
IOWA

The City Council of the City of Creston, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on June 2, 2015 in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, to consider adoption of a proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan (the "Amendment") which Amendment removes certain area as described below:

Amendment No. 2 Area (removed)

Beginning at the SW corner of the intersection of Park Street and Adams Street, thence north along and extending the west right of way line of Park Street to the north right of way line of Spencer Street also being the north line of the SE ¼ of Section 2, thence west along the north line of the SE ¼ of Section 2 to the centerline of Cottonwood Street also being the west line of the SE ¼ of Section 2, thence south along the west line of the SE ¼ of Section 2 to the south right of way line of Adams Street, thence east along the south right of way line of Adams Street to point of beginning. EXCEPT that portion of Cottonwood Street lying east of centerline between the north line of the SE ¼ of Section 2 and Adams Street and all the right of way of Adams Street lying between the centerline of Cottonwood Street and the west right of way line of Park Street included in the original area. All located within the city limits of Creston, Union County, Iowa 2-72-31.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Creston, Iowa.

The City of Creston, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. The Amendment removes land from the Urban Renewal Area. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Creston, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

City Clerk, City of Creston, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 to the James Subdivision Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 5th day of May, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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

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

ATTACH THE AMENDMENT  
LBELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF UNION )

I, the undersigned City Clerk of the City of Creston, 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 Creston, State of Iowa

(SEAL)

# **CRESTON URBAN RENEWAL PLAN**

## **SOUTH COTTONWOOD RESIDENTIAL URBAN RENEWAL AREA JUNE 2015**

**City of Creston, Iowa**



This Urban Renewal Plan provides for the development of the Creston South Cottonwood Residential Area. Its preparation was authorized by Resolution of the City Council of the City of Creston on May 20, 2014.



**Prepared by the Southern Iowa Council of Governments**

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**Urban Renewal Plan  
South Cottonwood Residential  
Urban Renewal Area  
City of Creston, Iowa**

**A. INTRODUCTION**

This South Cottonwood Residential Urban Renewal Plan (“Plan”) for the City of Creston South Cottonwood Residential Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Creston, Iowa. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new residential development.

In order to achieve this objective, the City of Creston (the “City”) intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The South Cottonwood Residential Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B-1 and B-2.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. DISTRICT DESIGNATION**

With the adoption of this Plan, the City of Creston will designate this Urban Renewal Area as an economic development district that is appropriate for the provision of public improvements related to housing and residential development.

**D. BASE VALUE**

If the South Cottonwood Residential Urban Renewal Area is legally established, a TIF ordinance is adopted, and debt is certified prior to December 1, 2015, the taxable valuation within the area covered by the TIF ordinance, as of January 1, 2014, will be considered the “base valuation.” If the initial TIF ordinance is not adopted in 2015, and or if the debt is not certified until a later date, the frozen “base value” will be a different year. It may be that more than one ordinance will be adopted on property within the Area. If so, the frozen base values may vary by TIF ordinance area.

**E. DEVELOPMENT PLAN**

Creston has a general plan for the physical development of the City outlined in the City’s *Comprehensive Plan 2001 – 2021* and last updated June 4, 2002. The goals, objectives and projects of this Urban Renewal Plan are in conformity with the general plan for the municipality as a whole, which is the City of Creston *Comprehensive Plan 2001 - 2021*.

The South Cottonwood Residential Urban Renewal Area is currently zoned R-1 Single-Family Residential District. The Developer has indicated that he will request a zoning change to R-2 Family or Multiple Family Residential District (The R-2 District is to provide for high density residential developments designed specifically for duplexes or multiple dwellings such as apartments, townhouses, row houses, condominiums, etc.). This rezoning request is necessary to allow the project to conform to the city's zoning regulations.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process.

## **F. RESIDENTIAL DEVELOPMENT**

The City's objective in the South Cottonwood Residential Urban Renewal Area is to promote new residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

When a City utilizes tax increment financing to support residential development, a percentage of the incremental revenues (or other revenues) generated by the project (not to exceed the project costs which are limited to reimbursement of "public improvement" costs as defined by Iowa law) must be used to provide assistance to Low-Moderate Income ("LMI") families. LMI families are those whose incomes do not exceed 80% of the median county income. Currently the percentage for Creston is 45.83%.

The Iowa Economic Development Authority has approved a reduction. The reduced percentage is 28%. See Exhibit C.

The requirement to provide assistance for LMI housing may be met by one, or a combination, of the following options:

- Providing that at least 28% of the units constructed in the Area are occupied by residents and/or families whose incomes are at or below 80% of the median county income;
- Setting aside 28% of the project costs for LMI housing activities anywhere in the City;
- Ensuring that 28% of the houses constructed within the Area are priced at amounts affordable to LMI families; or
- A combination of the above.

If funds are set aside, as opposed to constructing LMI housing in the Area, the assistance for low and moderate income family housing may be provided anywhere within the City. The type of assistance provided must benefit LMI residents and/or families, which may include, but is not limited to:

1. Construction of LMI affordable housing.
2. Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
3. Grants, credits or other direct assistance for LMI residents and/or families.
4. Homeownership assistance for LMI residents and/or families.
5. Tenant-based rental assistance for LMI residents and/or families.
6. Down-payment assistance for LMI residents and/or families.
7. Mortgage interest buy-down assistance for LMI residents and/or families.
8. Under appropriate circumstances, the construction of public improvements that benefit LMI residents and/or families.

## **G. AREA OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the area and to provide housing assistance to LMI families.

More specific objectives for development within the South Cottonwood Residential Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Creston.
2. To stimulate through public action and commitment, private investment in new residential development.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing street, water, sanitary, sewer, storm, water retention basin, and other public improvements in support of new housing development.
5. To provide a more marketable and attractive investment climate.
6. To improve the housing conditions and housing opportunities for LMI individuals and families.

## **H. TYPE OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the area, the City intends to utilize the powers conferred under Chapter 403 and Chapter

15A, Code of Iowa including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit the housing conditions of LMI persons in the community.
4. To provide loans, grants or rebates to private persons for urban renewal projects on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefor.
6. To make or have made surveys and plans necessary for the implementation of the urban renewal program or specific urban renewal projects.
7. To use tax increment financing for a number of objectives, including but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Creston and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

## **I. PROPOSED URBAN RENEWAL PROJECTS**

The proposed urban renewal project involves construction of infrastructure by a Developer (Sontag Development, LLC or an associated entity) consisting of water, sewer, gas, electric, streets, and other infrastructure authorized by the City Council for a residential (townhouse) subdivision called South Cottonwood Residential Urban Renewal Area. The City currently owns the real estate (land). The City intends to transfer to the Developer the identified land for the purpose of building townhomes (at least 24 units). Iowa Code Section 403.8 will govern the transfer of the real estate.

In addition to the construction of infrastructure, the Developer is obligated to build one and two bedroom townhomes per a schedule and market and sell the townhomes. The City intends to make Economic Development Grants to Developer in an amount equal to certain certified costs incurred by Developer for construction of the proposed infrastructure associated with the townhome development, or \$1,000,000, whichever is

less. The City intends to borrow funds by issuance of general obligation bonds for the costs of the Economic Development Grants and seek tax increment from the housing development in the Area to reimburse the City for such grants, to the extent available. As security for the Economic Development Grants, the Developer is expected to enter into a Minimum Assessment Agreement specifying a minimum actual value for the housing units to be constructed on part of the Development Property. As additional security, the Developer is expected to agree to a shortfall agreement requiring the Developer to make shortfall payments, if necessary, to reimburse the City for any shortfall which results from the difference between the tax increment collected by the City during each six-month period in respect of the housing units and the debt service payable during that six-month period on the borrowed funds (bonds).

In addition, the City will have planning and legal expenses presently estimated to be from \$80,000 to \$100,000.

The Developer is also expected to construct Low and Moderate Income Housing, which may be located outside of this Urban Renewal Area but within the city limits of the City of Creston. Initially, the Developer is expected to pay 28% of the total project costs, in cash or have expended an equivalent amount on LMI housing, or a combination to the City to satisfy the LMI set-aside requirements of Chapter 403 of the Code. This amount is currently estimated to be from \$400,000 to \$500,000. The Developer shall pay the agreed amount to the City prior to receiving any Economic Development Grants from the City. These funds shall be placed in an escrow account. The City shall return the amount upon completion of the LMI housing, all pursuant to terms of an agreement. The remaining incremental taxes (after statutory LMI obligations are met) will be available for debt retirement on the City's general obligation bond to finance the Economic Development Grants and other urban renewal project costs. The above terms are preliminary and may be modified in the final development agreement.

Further public improvements may also be constructed by the City in the new development depending on the availability of increment.

## **J. FINANCIAL DATA**

1. FY 15 Valuation: \$315,464,973.
2. July 1, 2014 Constitutional debt limit: \$15,773,249.
3. Current outstanding general obligation debt: \$3,748,190.
4. Estimated tax Increment to finance Proposed Urban Renewal Project:  
\$2,020,000 - \$2,300,000
  - a. \$1,000,000 Economic Development Grant
  - b. \$540,000 - \$700,000 for financing cost
  - c. \$400,000 - \$500,000 for LMI obligation
  - d. \$80,000 to \$100,000 for cost and expenses related to Plan and Development Agreement
  - e. This cost information is an estimation of costs; actual costs could be higher or lower.

## **K. URBAN RENEWAL FINANCING**

The City of Creston intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Creston has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

### **A. Tax Increment Financing**

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or other incentives associated with development projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City and in the event the expiration of the tax increment district.

### **B. General Obligation Bonds**

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Creston. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the residential development. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of constructing public infrastructure related to housing. Alternatively, the City may determine to use available funds for making such loans or grants. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

## **L. AGRICULTURAL LAND**

Because the area being included in this Urban Renewal Area contains land that is being used for agricultural purposes as defined in Iowa Code Section 403.17(3), the city and the property owner(s) will enter into an agreement to which the property owner(s) will agree to allow the City to include real property defined as "Agricultural Land" in the Urban Renewal Area. See Exhibit D.

## **M. PROPERTY ACQUISITION/DISPOSITION**

If property acquisition/disposition by the City becomes necessary to accomplish the objectives of the Plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

## **N. RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

## **O. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the City and the Developer in implementing this Urban Renewal Plan and its supporting documents.

## **P. SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan, as amended, shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **Q. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions. The City Council may amend this Plan pursuant to appropriate procedures under Iowa Code Chapter 403.

## **R. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the South Cottonwood Residential Urban Renewal Area, which is also included in an ordinance which designates that property as a

tax increment area and is designated based on an economic development finding to provide or to assist in the provision of public improvements related to housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to ten (10) years (or fifteen (15) years with the consent of the affected taxing entities) beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the South Cottonwood Residential Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under the South Cottonwood Residential Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF AREA**

The South Cottonwood Residential Urban Renewal Area is described as follows:

#### **Legal Description**

LOT 1:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:  
BEGINNING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET; THENCE N89°52'19"E, 199.30 FEET; THENCE S45°7'41"E, 326.27 FEET; THENCE S0°7'41"E, 260.86 FEET; THENCE S60°14'55"E, 153.24 FEET; THENCE S0°7'31"W, 133.78 FEET; THENCE S16°20'27"W, 80.30 FEET TO THE NE CORNER OF SAID PARCEL "G"; THENCE N89°29'50"W, ALONG THE NORTH LINE OF SAID PARCEL "G", 539.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.776 ACRES MORE OR LESS.

LOT 2:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET; THENCE N89°52'19"E, 199.30 FEET; THENCE S45°7'41"E, 45.87 FEET TO THE POINT OF BEGINNING; THENCE N44°27'42"E, 165.97 FEET; THENCE S42°55'00"E, 180.61 FEET; THENCE S87°42'28"E, 94.31 FEET, THENCE, S0°07'31"W, 517.15 FEET; THENCE N60°14'55"W, 153.24 FEET; THENCE N0°7'41"W, 260.86 FEET; THENCE N45°7'41"W, 280.40 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.252 ACRES MORE OR LESS.

LOT 3:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 366.58 FEET; THENCE N89°52'19"E, 203.87 FEET; THENCE S0°7'41"E, 124.84 FEET; THENCE S42°55'00"E, 212.54 FEET; THENCE S44°27'42"W, 165.97 FEET; THENCE N45°07'41"W, 45.87 FEET; THENCE S89°52'19"W, 199.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.199 ACRES MORE OR LESS.

**Legal Description (continued)**

LOT 4:

PARCEL "G" OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA.

LOT 5:

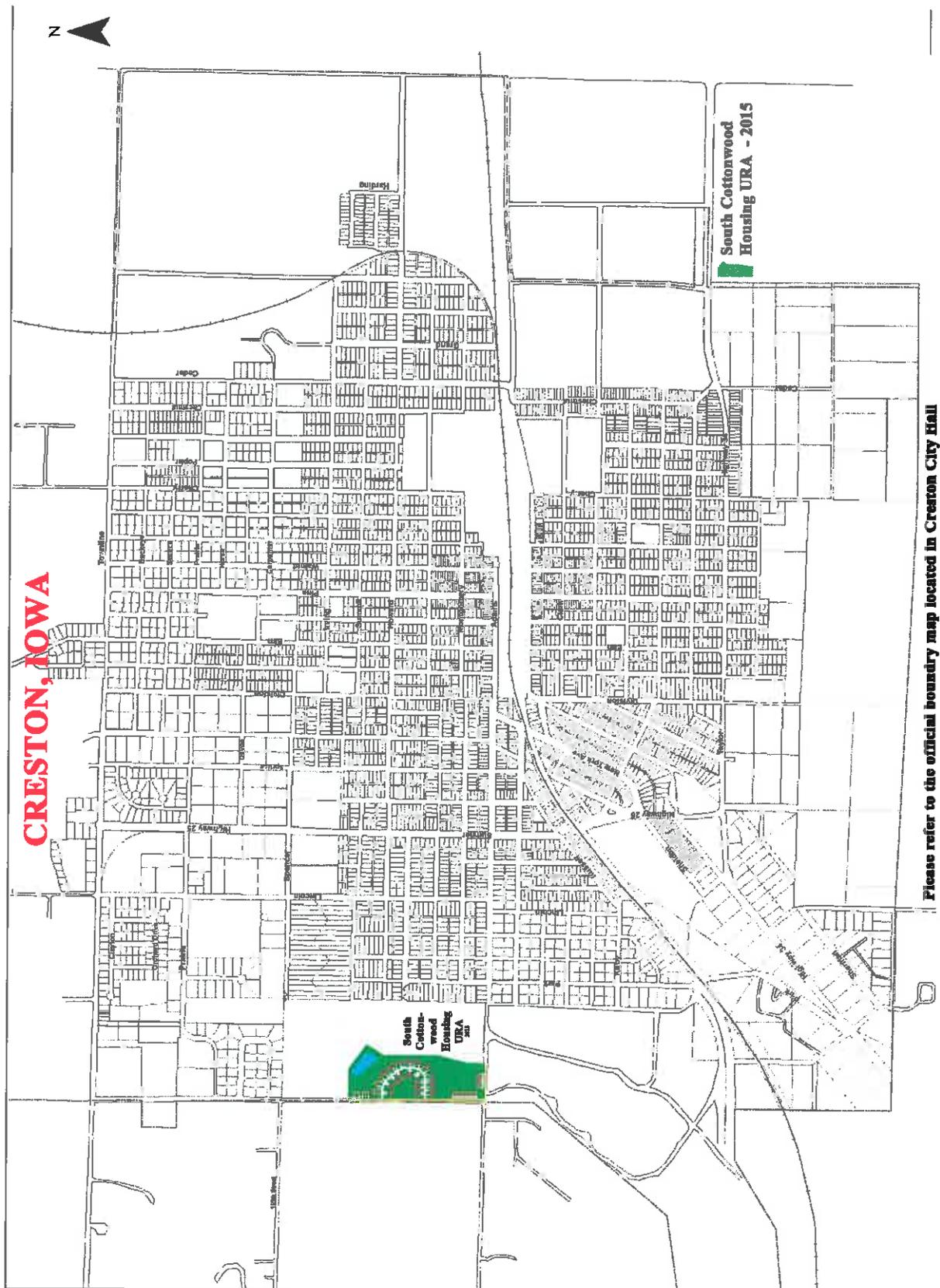
A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 1139.32 FEET; THENCE N89°52'19"E, 203.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°52'19"E, 187.74 FEET; THENCE S55°32'52"E, 379.75 FEET; THENCE S34°27'08"W, 245.11 FEET; THENCE N87°42'28"W, 94.31 FEET; THENCE N42°55'00"W, 393.15 FEET; THENCE N0°07'41"W, 124.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.785 ACRES MORE OR LESS.

The South Cottonwood Residential Urban Renewal Area also includes the full right-of-way of Adams Street and the right-of-way of Cottonwood Street that is owned by the City adjacent to the Area.

Once platted, the above property is anticipated to be described as Lots 1-5 of the to-be-named-Plat.

**EXHIBIT B-1**

**South Cottonwood Residential Urban Renewal Area Map**



**EXHIBIT B-2**

**Detailed South Cottonwood Residential Urban Renewal Area Map**



## EXHIBIT C

# TIF VARIANCE APPROVAL

IOWA ECONOMIC DEVELOPMENT AUTHORITY  
200 East Grand Avenue | Des Moines, Iowa 50319 USA | Phone 515.725.3000  
iowaeconomicdevelopment.com



June 30, 2014

Mike Taylor, City Administrator  
City of Creston  
PO Box 449  
116 W. Adams Street  
Creston, IA 50801

Dear Mr. Taylor:

The Iowa Economic Development Authority (IEDA) has reviewed your request for a variance from the amount of assistance that must be provided for low and moderate income (LMI) family housing as a result of the proposed usage of the a tax increment financing (TIF) district for residential development in the city of Creston.

Based upon our financial analysis of the project and the communities TIF indebtedness, the IEDA approves a variance to the level of 28 percent of the TIF amount relating to this project to go to the benefit of LMI housing.

It is our understanding that the city will meet the LMI housing goal through affordable housing/lots outside of the project.

Please contact Nichole Warren at 515.725.3081 or [nichole.warren@iowa.gov](mailto:nichole.warren@iowa.gov) with questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Waddell". The signature is fluid and cursive.

Tim Waddell, Administrator  
Community Development Division

**EXHIBIT D**

**AGREEMENT TO INCLUDE AGRICULTURAL LAND  
IN THE SOUTH COTTONWOOD RESIDENTIAL URBAN RENEWAL AREA**

WHEREAS, the City of Creston, Iowa, (the "City") has proposed to establish the South Cottonwood Residential Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the area will include certain property which is owned by the Agricultural Land Owner; and

WHEREAS, Section 403.17 of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that it is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Creston, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Creston, Iowa, to pass any resolution or ordinance necessary to designate said Property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Name of Agricultural Land Owner: (or person authorized to sign on Agricultural Land Owner's behalf)

**City of Creston**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Warren Woods, Mayor

Witness: \_\_\_\_\_

Lisa Williamson, City Clerk

May 5, 2015

The City Council of the City of Creston, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

\_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED SOUTH COTTONWOOD RESIDENTIAL URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE CITY OF CRESTON, STATE OF IOWA", 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 THE NECESSITY AND  
SETTING DATES OF A CONSULTATION AND A  
PUBLIC HEARING ON A PROPOSED SOUTH  
COTTONWOOD RESIDENTIAL URBAN RENEWAL  
PLAN FOR A PROPOSED URBAN RENEWAL AREA  
IN THE CITY OF CRESTON, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and has caused there to be prepared a proposed South Cottonwood Residential Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the South Cottonwood Residential Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of:

LOT 1:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET; THENCE N89°52'19"E, 199.30 FEET; THENCE S45°7'41"E, 326.27 FEET; THENCE S0°7'41"E, 260.86 FEET; THENCE S60°14'55"E, 153.24 FEET; THENCE S0°7'31"W, 133.78 FEET; THENCE S16°20'27"W, 80.30 FEET TO THE NE CORNER OF SAID PARCEL "G"; THENCE N89°29'50"W, ALONG THE NORTH LINE OF SAID PARCEL "G", 539.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.776 ACRES MORE OR LESS.

LOT 2:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET; THENCE N89°52'19"E, 199.30 FEET; THENCE S45°7'41"E, 45.87 FEET TO THE POINT OF BEGINNING;

THENCE N44°27'42"E, 165.97 FEET; THENCE S42°55'00"E, 180.61 FEET; THENCE S87°42'28"E, 94.31 FEET, THENCE, S0°07'31"W, 517.15 FEET; THENCE N60°14'55"W, 153.24 FEET; THENCE N0°7'41"W, 260.86 FEET; THENCE N45°7'41"W, 280.40 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.252 ACRES MORE OR LESS.

LOT 3:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 366.58 FEET; THENCE N89°52'19"E, 203.87 FEET; THENCE S0°7'41"E, 124.84 FEET; THENCE S42°55'00"E, 212.54 FEET; THENCE S44°27'42"W, 165.97 FEET; THENCE N45°07'41"W, 45.87 FEET; THENCE S89°52'19"W, 199.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.199 ACRES MORE OR LESS.

LOT 4:

PARCEL "G" OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA.

LOT 5:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 1139.32 FEET; THENCE N89°52'19"E, 203.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°52'19"E, 187.74 FEET; THENCE S55°32'52"E, 379.75 FEET; THENCE S34°27'08"W, 245.11 FEET; THENCE N87°42'28"W, 94.31 FEET; THENCE N42°55'00"W, 393.15 FEET; THENCE N0°07'41"W, 124.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.785 ACRES MORE OR LESS.

The South Cottonwood Residential Urban Renewal Area also includes the full right-of-way of Adams Street and the right-of-way of Cottonwood Street that is owned by the City adjacent to the Area.

Once platted, the above property is anticipated to be described as Lots 1-5 of the to-be-named-Plat.

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owner, the City, will be obtained; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the Plan; and

WHEREAS, City staff has caused there to be prepared a form of Plan, a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to form the South Cottonwood Residential Urban Renewal Area suitable for public improvements related to housing and residential development and to include a list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, the proposed South Cottonwood Residential Urban Renewal Area was formerly in the James Subdivision Urban Renewal Area, but never developed and no tax increment was collected on it; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed South Cottonwood Residential Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole prior to Council approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Council within thirty (30) days of its receipt of such proposed South Cottonwood Residential Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed South Cottonwood Residential Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed South Cottonwood Residential Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed South Cottonwood Residential Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 13th day of May, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, at

2:00 P.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed South Cottonwood Residential Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD  
BETWEEN THE CITY OF CRESTON, STATE OF IOWA  
AND ALL AFFECTED TAXING ENTITIES  
CONCERNING THE PROPOSED SOUTH  
COTTONWOOD RESIDENTIAL URBAN RENEWAL  
PLAN FOR THE CITY OF CRESTON, STATE OF  
IOWA

The City of Creston, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 2:00 P.M. on May 13, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa concerning a proposed South Cottonwood Residential Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Creston, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed South Cottonwood Residential Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Creston, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

---

City Clerk, City of Creston, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed South Cottonwood Residential Urban Renewal Plan before the City Council at its meeting which commences at 6:00 P.M. on June 2, 2015, in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Creston News-Advertiser, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER  
APPROVAL OF A PROPOSED SOUTH  
COTTONWOOD RESIDENTIAL URBAN RENEWAL  
PLAN FOR A PROPOSED URBAN RENEWAL AREA  
IN THE CITY OF CRESTON, STATE OF IOWA

The City Council of the City of Creston, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on June 2, 2015 in the Council Chambers, City Hall, 116 West Adams, Creston, Iowa, to consider adoption of a proposed South Cottonwood Residential Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Creston, State of Iowa, legally described as follows:

LOT 1:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET; THENCE N89°52'19"E, 199.30 FEET; THENCE S45°7'41"E, 326.27 FEET; THENCE S0°7'41"E, 260.86 FEET; THENCE S60°14'55"E, 153.24 FEET; THENCE S0°7'31"W, 133.78 FEET; THENCE S16°20'27"W, 80.30 FEET TO THE NE CORNER OF SAID PARCEL "G"; THENCE N89°29'50"W, ALONG THE NORTH LINE OF SAID PARCEL "G", 539.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.776 ACRES MORE OR LESS.

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LOT 3:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 772.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 366.58 FEET; THENCE N89°52'19"E, 203.87 FEET; THENCE S0°7'41"E, 124.84 FEET; THENCE S42°55'00"E, 212.54 FEET; THENCE S44°27'42"W, 165.97 FEET; THENCE N45°07'41"W, 45.87 FEET; THENCE S89°52'19"W, 199.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.199 ACRES MORE OR LESS.

LOT 4:

PARCEL "G" OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA.

LOT 5:

A PARCEL OF LAND LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 2, TOWNSHIP 72 NORTH, RANGE 31 WEST OF THE 5<sup>TH</sup> PM, IN THE CITY OF CRESTON, UNION COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF PARCEL "G" OF SAID SECTION 2; THENCE N0°7'41"W, ALONG THE EAST RIGHT-OF-WAY LINE OF COTTONWOOD STREET, 1139.32 FEET; THENCE N89°52'19"E, 203.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°52'19"E, 187.74 FEET; THENCE S55°32'52"E, 379.75 FEET; THENCE S34°27'08"W, 245.11 FEET; THENCE N87°42'28"W, 94.31 FEET; THENCE N42°55'00"W, 393.15 FEET; THENCE N0°07'41"W, 124.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.785 ACRES MORE OR LESS.

The South Cottonwood Residential Urban Renewal Area also includes the full right-of-way of Adams Street and the right-of-way of Cottonwood Street that is owned by the City adjacent to the Area.

Once platted, the above property is anticipated to be described as Lots 1-5 of the to-be-named-Plat,

which land is to be included as part of this proposed Urban Renewal Area.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Creston, Iowa.

The City of Creston, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes the City provide incentives in the form of Economic Development Grants to a Developer for a non-LMI residential housing project located at the corner of South Cottonwood and Adams Street. The amount of such Economic Development Grants shall be the lesser of the certified costs of the infrastructure related to the housing project or \$1,000,000, whichever is less. In return, the Developer will be obligated to construct infrastructure and develop, market and sell townhome units. The proposed agreement with the Developer also includes obligations regarding making low and moderate income housing available in the City. The Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Creston, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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City Clerk, City of Creston, State of Iowa

(End of Notice)

Section 5. That the proposed South Cottonwood Residential Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed South Cottonwood Residential Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the City Clerk.

Section 6. That the proposed South Cottonwood Residential Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date hereof.

PASSED AND APPROVED this 5th day of May, 2015.

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Mayor

ATTEST:

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City Clerk

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

ATTACH THE PLAN LABELED AS  
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF UNION )

I, the undersigned City Clerk of the City of Creston, 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.

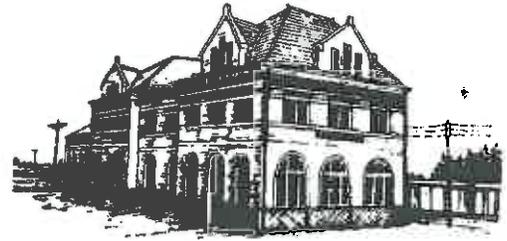
WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk, City of Creston, State of Iowa

(SEAL)

*City of*  
**CRESTON, IOWA**

116 W. Adams • P.O. Box 449 • Creston, IA 50801-0449  
Phone 641-782-2000 • Fax 641-782-6377



*Creston's Restored Depot and City Hall*

May 1, 2015

TO: Mayor Woods and City Council Members

RE: Methodist Church Handicap Parking Spaces

The Methodist Church, 400 N Elm Street, is requesting 2 handicap parking spaces to be located on the west side of Elm Street just north of Howard Street. See attached map.

There is supposed to be someone from the church present at the Council meeting to answer any questions you may have.

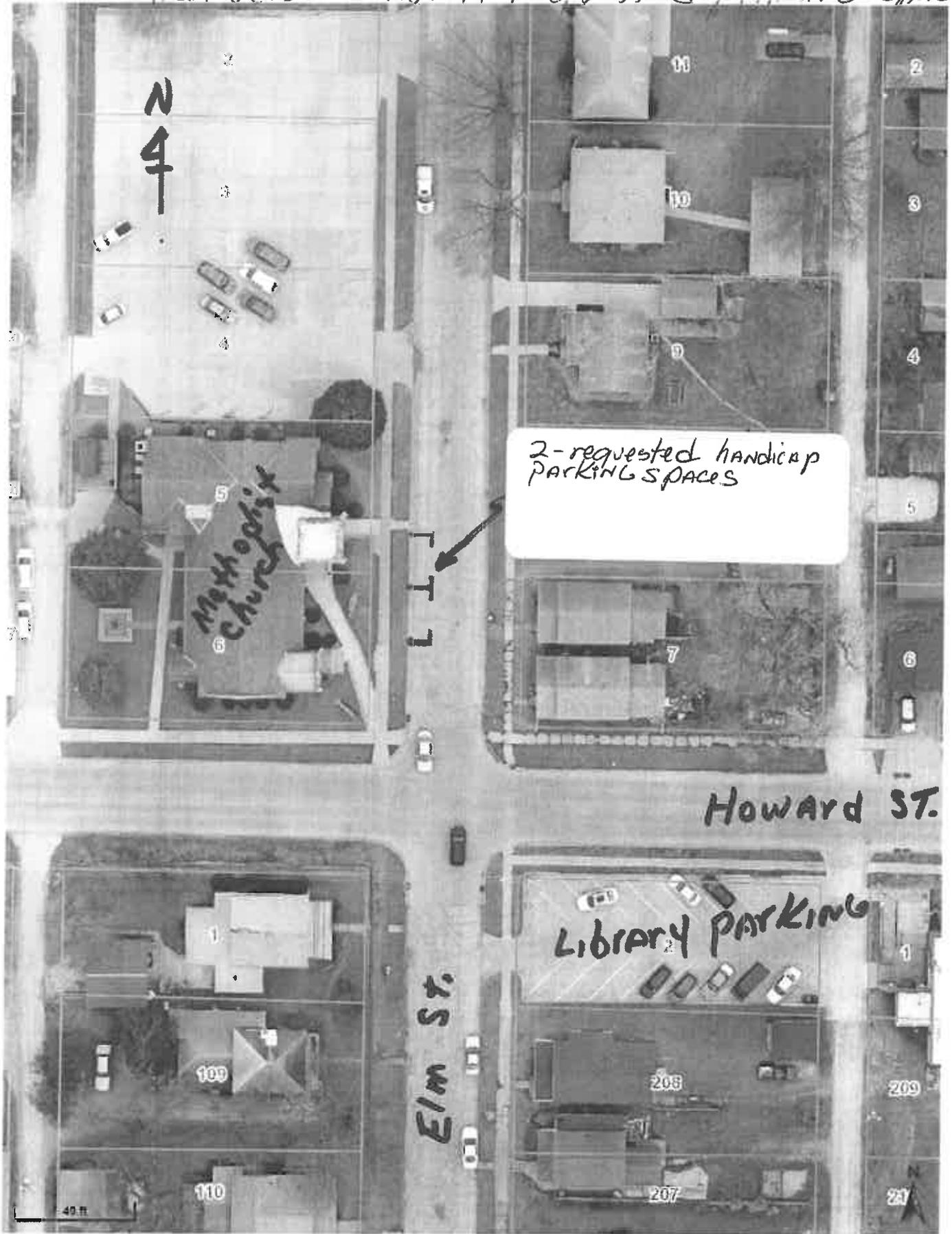
Please contact me with any questions at 782-2000 ext.1 or at [kkruise@crestoniowa.org](mailto:kkruise@crestoniowa.org).

Yours truly,

Handwritten signature of Kevin Kruse in blue ink.

Kevin Kruse  
Public Works Director

Methodist Church requested PARKING SPACES



N  
4

Methodist  
Church

2-requested handicap  
PARKING SPACES

Howard ST.

Library PARKING

Elm St.

49 ft

110

109

5

6

108

109

10

7

2

3

4

5

6

1

208

207

209

207

## Lisa Williamson

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**From:** Ellen Gerharz <chamber@crestoniowachamber.com>  
**Sent:** Monday, April 27, 2015 9:32 AM  
**To:** Lisa Williamson  
**Cc:** Mike Taylor  
**Subject:** 4th of July Information from Ellen

Good Morning,

Please find attached the 4th of July Street Closings and Other Information for the 2015 10,000 Crestonians 4th of July Celebration that requires Council action. Hopefully it can be put on the Council Agenda for the May 5th Council Meeting.

If you have any questions, please contact me.

Thanks.

Ellen

Ellen Gerharz  
Executive Director  
Creston Chamber of Commerce  
208 West Taylor, PO Box 471  
Creston, IA 50801  
(641) 782-7021  
[chamber@crestoniowachamber.com](mailto:chamber@crestoniowachamber.com)  
[www.crestoniowachamber.com](http://www.crestoniowachamber.com)  
[www.unioncountyiowatourism.com](http://www.unioncountyiowatourism.com)

**10,000 CRESTONIANS  
P. O. BOX 471            208 W. TAYLOR  
TELEPHONE 641-782-7021  
CRESTON, IOWA 50801**

**REQUESTED STREET CLOSINGS AND OTHER REQUESTS FOR  
THE 2015 10,000 CRESTONIANS 4TH OF JULY CELEBRATION  
"LET FREEDOM RING"**

**FLEA MARKET, SATURDAY, JULY 4, 2015:**

MAPLE STREET FROM ADAMS TO MONTGOMERY FOR THE FLEA MARKET FROM 6:00 P.M. ON FRIDAY UNTIL SATURDAY AT 6:00 P.M. PLEASE CLOSE THE ALLEY AT MAPLE. MONTGOMERY STREET WILL BE OPEN.

**PARADE LINE UP, SATURDAY, JULY 4, 2015:**

CLOSE CHERRY FROM MONTGOMERY TO HOWARD, MILLS FROM PINE TO CEDAR FROM 8:30 A.M. UNTIL AFTER THE PARADE ABOUT 12:30 P.M. FOR THE PARADE LINE-UP.

**PARADE PERMIT FOR:**

SATURDAY, JULY 4, 2015, 10:00 A.M. START AT MILLS AND PINE, GOING SOUTH ON PINE TO MONTGOMERY, WEST ON MONTGOMERY TO DIVISION, THEN SOUTH ON DIVISION TO ADAMS, THEN EAST TO WALNUT, NORTH TO MONTGOMERY AND EAST TO CHERRY TO DISBAND.

**OTHER ROAD CLOSURES AND OTHER REQUESTS:**

COULD WE PLEASE HAVE THE SPILLWAY ROAD CLOSED FROM THE EAST END OF THE DAM TO ADAMS STREET, FROM 7 A.M. TO MIDNIGHT JULY 4<sup>TH</sup> FOR THE FIREWORKS DISPLAY.

WE NEED PARK STREET CLOSED FROM 1:30 P.M. TO 4:00 P.M. FROM KIRBY TO STONE FOR CUB MOBILE RACES, JULY 4, 2015.

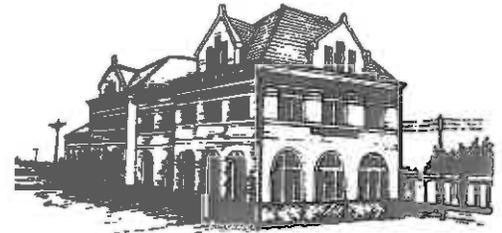
WE ALSO NEED TWO BARRICADES AT THE DRIVE, IN THE PARK, TO GET TO THE BANDSHELL JULY 4, 2015.

COULD WE PLEASE HAVE BARRICADES SET UP BY 7:00 A.M. THANK YOU FOR YOUR HELP.

10,000 CRESTONIANS  
ROGER NURNBERG  
PRESIDENT

City of  
**CRESTON, IOWA**

116 W. Adams • P.O. Box 449 • Creston, Iowa 50801-0449  
Phone 641-782-2000 • Fax 641-782-6377



*Creston's Restored Depot and City Hall*

**GRACELAND CEMETERY BOARD MEETING  
GRACELAND CEMETERY CHAPEL  
March 16, 2015  
5:00 P.M.**

The meeting was called to order by Chairperson Sue Bergstrom at 5:00 p.m. Others present were Board member John Coulter, Frank Gale and Superintendent Bruce Hodge.

Approval of Agenda:

Moved by Gale, seconded by Coulter, motion carried.

Approval of February 23, 2015 minutes:

Moved by Gale, seconded by Coulter, motion carried.

Cemetery Charges: Discussion was held concerning increasing grave-opening charges. Current charges are as follows:

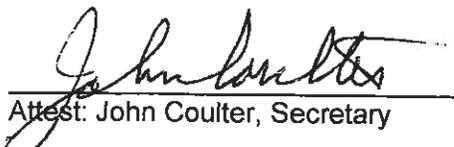
Babyland:	M-F \$200.00, Sat. \$225.00, Sun./Holiday \$250.00
Graves:	M-F \$700.00, Sat. \$900.00, Sun./Holiday \$1,100.00
Cremains:	M-F \$300.00, Sat. \$325.00, Sun./Holiday \$350.00

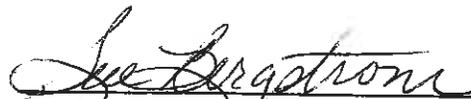
Moved by Coulter, seconded by Gale to increase charges on cremains-openings, effective May 1, 2015, as follows: M-F \$325.00, Sat. \$350.00, Sun./Holiday \$375.00. Charges for Babyland and regular grave-openings to remain unchanged. Motion carried.

Under Other Items: Superintendent Hodge informed the Board that they do not have enough flag poles for all of the flags. The VFW has decided they are not providing poles to the cemetery anymore. Cost of the poles is \$20.00. Mark Ide provides the poles to be sunk in the ground for the cost of labor.

It was a consensus of the Board to send a letter to the Mayor and Mike Taylor concerning staffing of the cemetery after Superintendent Hodge retires.

Meeting adjourned at 5:45 p.m.

  
Attest: John Coulter, Secretary

  
Sue Bergstrom, Chairperson

## ***Park and Recreation***

### ***Meeting Minutes***

April 14, 2015

#### **I. Call to order**

John Kawa called to order the regular meeting of the Park and Recreation Board at 5:30pm on April 14, 2015 at the Restored Depot.

#### **II. Roll call**

John Kawa conducted a roll call. The following persons were present: Gary Borcharding, Mark Huff, Jane Brown , Charlie Westman, Hannah Shady

#### **III. Approval of minutes from last meeting**

John Kawa read the minutes from the last meeting. The minutes were approved as read.

#### **IV. Open issues**

- a) Charlie Westman and Hannah Shady from Habitat for Humanity meet with the Board about having a Zombie Fun Run on June 20, 2015, from 10am to approximately noon. Tentative route is around the lake and up the walking trail north from Adams Street to the hospital. Sign in for the event and finish for the event will be at the hospital.

Motion....Kawa. Second....Brown. All voted aye.

- b) The Board approved payments to Fry and Associates for installation and swing for Rainbow Park for the total amount of 8,061.00

Motion.... Kawa. Second.... Brown. All voted aye.

- c) The Board denied payment to Snyder and Associates for fees associated with the lake project for 5221.25.

- d) The Board discussed the concert. Gary requested a list of sponsors by April 20 so posters can be printed.
- e) The Board approved payment to Thunder Road Magazine for a half page advertisement for the concert in the amount of 350.00.

Motion...Kawa. Second... Brown. All voted aye.

- f) The consensus of the Board was to request 7,500.00 from the Hotel/ Motel Tax to help fund advertising for the concert.

**V. New business**

- g) Next Meeting April 28, 2015.

**VI. Adjournment**

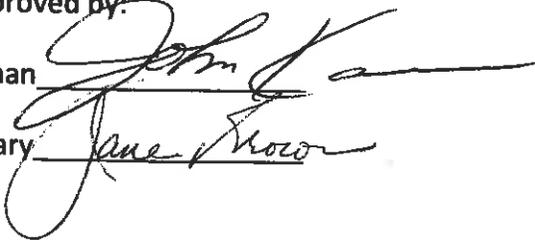
John Kawa adjourned the meeting at 6:30pm.

Minutes submitted by: Mark Huff

Minutes approved by:

Chairman

Secretary

Handwritten signatures of John Kawa and Jane Kawa. The signature for John Kawa is written over the 'Chairman' label, and the signature for Jane Kawa is written over the 'Secretary' label.