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BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document: Ordinance No. 2677

Return To: Ryan Jacobson, City Clerk
City of West Des Moines
P.O. Box 65320
West Des Moines, IA 50265

Prepared by: Nathan J. Overberg, Ahlers & Cooney, P.C., 100 Court Avenue, Ste. #600,
Des Moines, IA 50309, 515-246-0329

Taxpayer Information: Not Applicable

ORDINANCE NO. 2677

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL TAXABLE PROPERTY LOCATED WITHIN THE RUTHENIUM URBAN RENEWAL AREA, IN CITY OF WEST DES MOINES, COUNTY OF MADISON STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST DES MOINES, COUNTY OF MADISON, NORWALK COMMUNITY SCHOOL DISTRICT, WINTERSET COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE RUTHENIUM URBAN RENEWAL AREA (**THE RUTHENIUM URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of West Des Moines, State of Iowa, after public notice and hearing as prescribed by law and pursuant to a resolution passed and approved on the 6th day of May, 2024, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Ruthenium Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

BEGINNING AT A POINT 33.00 FEET EAST AND 33.00 FEET SOUTH OF THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA;
THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF WOODLAND AVENUE TO THE CENTERLINE OF VETERANS PARKWAY;
THENCE EAST ALONG SAID CENTERLINE OF VETERANS PARKWAY TO THE EAST LINE OF STREET LOT 'A', OSMIUM WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, MADISON COUNTY, IOWA AND ALSO BEING THE EAST LINE OF MAIDSON COUNTY AND WEST LINE OF WARREN COUNTY;
THENCE EAST CONTINUING ALONG SAID CENTERLINE OF VETERANS PARKWAY TO THE EAST LINE OF STREET LOT 'A', OSMIUM EAST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, WARREN COUNTY, IOWA AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 35;
THENCE SOUTH CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 35 AND ALONG SAID EAST LINE OF STREET LOT 'A' AND ALONG THE EAST LINE OF OUTLOT 'Z' OF SAID OSMIUM EAST PLAT 1, TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Z';
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID OUTLOT 'Z' TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z', ALSO

BEING THE SOUTH LINE OF SAID VETERANS PARKWAY RIGHT-OF-WAY;
THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY TO THE WEST COUNTY LINE OF WARREN COUNTY AND THE EAST COUNTY LINE OF MADISON COUNTY;
THENCE CONTINUING WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY TO THE NORTHWEST CORNER OF LOT 1 OF SAID OSMIUM WEST PLAT 1 AND ALSO THE EAST RIGHT-OF-WAY LINE OF SW 60TH STREET;
THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SW 60TH STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT-OF-WAY LINE OF 110TH STREET;
THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 110TH STREET TO A POINT OF BEGINNING.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of West Des Moines, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of West Des Moines, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of West Des Moines, County of Madison, Norwalk Community School District, Winterset Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of West Des Moines, State of Iowa, certifies to the Auditor of Madison County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of West Des Moines, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of West Des Moines,

State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

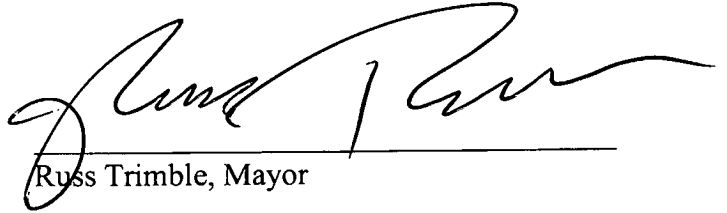
Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of West Des Moines, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

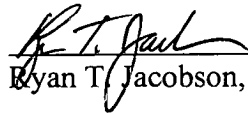
Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section 8. This Ordinance shall be codified in Title I, Chapter 10, Article B of the City Code for West Des Moines, Iowa.

PASSED AND APPROVED this 24th day of October, 2025.


Russ Trimble, Mayor

ATTEST:


Ryan T. Jacobson, City Clerk

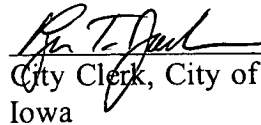
Read First Time: October 6th, 2025

Read Second Time: October 20th, 2025

Read Third Time: N/A

PASSED AND APPROVED: October 20th, 2025.

I, Ryan T. Jacobson, City Clerk of the City of West Des Moines, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. 2677 passed and approved by the City Council of the City at a meeting held October 20, 2025, signed by the Mayor on October 20, 2025, and published in the Des Moines Register on October 24, 2025.


City Clerk, City of West Des Moines, State of
Iowa

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