F4a.

ITEMS TO INCLUDE ON AGENDA

CITY OF HIAWATHA, IOWA
July 18, 2018
5:30 P.M.

Town Village Center Urban Revitalization Plan

- Public hearing on the matter of the adoption of the Town Village Center Urban Revitalization Plan

- Resolution adopting the proposed Town Village Center Urban Revitalization Plan

- Consideration of Ordinance Designating the Town Village Center Urban Revitalization Area for the Town Village Center Urban Revitalization Plan (1st Reading)

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be 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 body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

F4a.

July 18, 2018

The City Council of Hiawatha, Iowa, met in _____ session, in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, at 5:30 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

_____

Absent: _____

* * * * * * *

F4a.

Proceedings for Public Hearing

This being the time and place fixed for a public hearing on the matter of the adoption of the Town Village Center Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Plan. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the plan and _____ were made. The public hearing was closed.

F4a.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION ADOPTING THE TOWN VILLAGE CENTER URBAN REVITALIZATION PLAN," and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2018, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION ADOPTING THE TOWN VILLAGE CENTER
URBAN REVITALIZATION PLAN

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Hiawatha, Iowa ("City"), may designate an area of the City as a revitalization area, if that area meets the criteria of Section 404.1 of the Act; and

WHEREAS, the City Council has determined that certain areas within the City can be revitalized and the potential for permitted residential and multiresidential development enhanced by the adoption of an urban revitalization plan, as authorized by Chapter 404, Code of Iowa; and

WHEREAS, the City Council has determined that the plan encompasses an area that is suitable for public improvements related to housing and residential development or construction of housing and residential development, including single or multifamily housing as defined in Section 404.1(5), Code of Iowa, as amended; and

WHEREAS, a proposed Town Village Center Urban Revitalization Plan ("Plan") has been prepared, the purpose of which is to allow scheduled abatement of certain types of property pursuant to Iowa Code Chapter 404, and to include within the Town Village Center Urban Revitalization Area ("Area" or "Revitalization Area"), the property legally described as follows:

Lot 3 and Part of Lots 4, 5 and 6, Auditor's Plat No.345, Linn County, Iowa, described as follows:

Beginning at the Northeast corner of Lot 3, Auditor's Plat No.345, Linn County, Iowa; Thence S 00°44'16" E along the East line of said Lot 3 to a Southerly corner of Lot 3, Hawkeye Communication First Addition to the City of Hiawatha, Linn County, Iowa a distance of 10.00 feet; Thence N 87°54'43" E along a South line of said Lot 3, Hawkeye Communication First Addition a distance of 124.78 feet; Thence Southwesterly 125.92 feet along the arc of a 260.00 foot radius curve concaved Northwesterly (chord bears S 34°39'54" W a distance of 124.69 feet); Thence S 48°32'21" W a distance of 48.97 feet; Thence N 41°23'44" W a distance of 45.00 feet; Thence S 48°32'21" W to the Easterly Right of Way of North Center Point Road a distance of 42.84 feet; Thence N 41°31'03" W along said Easterly Right of Way to the Northwest corner of said Lot 3, Auditor's Plat No. 345 a distance of 146.15 feet; Thence N 79°44'33" E along the North line of said Lot 3, Auditor's Plat No. 345 to the Point of Beginning a distance of 143.83 feet.

Said parcel contains 0.50 acres and subject to easements and restrictions of record.

AND

Part of Lot 5, Auditor's Plat No. 345, Linn County, Iowa and Part of the existing Right of Way of Robins Road, Hiawatha, Iowa, described as follows:

Beginning at the West corner of Lot 1, Hartl's First Addition to Hiawatha, Iowa; Thence N 42°12'02" W along the Easterly Right of Way of North Center Point Road a distance of 182.22 feet; Thence N 41°31'03"W along said Easterly Right of Way a distance of 46.32 feet; Thence N 48°32'20" E a distance of 42.26 feet; Thence N 41°13'23" W a distance of 45.00 feet; Thence N 48°32'21" E a distance of 49.14 feet; Thence Northeasterly 223.18 feet along the arc of a 340.00 foot radius curve concaved Northwesterly to the East Right of Way of Robins Road (chord bears N 29°44'04" E a distance of 219.19 feet); Thence S 00°41'55" E along said East Right of Way to the Pont of Beginning a distance of 454.40 feet.

Said parcel contains 0.76 acres and subject to easements and restrictions of record.

AND

Part of Lot 1, Auditor's Plat No. 322, Linn County, Iowa, described as follows:

Beginning at the Northwest corner of Lot 1, Auditor's Plat No. 322, Linn County, Iowa; Thence N 88°49'37"E along the North line of said Lot 1 a distance of 29.42 feet; Thence S 41°22'50" E a distance of 107.85 feet; Thence S 48°32'21" W a distance of 44.98 feet; Thence S 41°36'29" E a distance of 44.79 feet; Thence Southwesterly 172.68 feet along the arc of a 260.00 foot radius curve concaved Northerly (chord bears S 69°51'24" W a distance of 169.52 feet); Thence S 88°52'59" W to a West line of said Lot 1 a distance of 83.94 feet; Thence N 03°52'31" W along said West line to the Southwest corner of Lot 9 of said Auditor's Plat a distance of 80.52 feet; Thence N 88°50'03" E along the South line of said Lot 9 and South line of Lot 10 of said Auditor's Plat to the Southeast Corner of said Lot 10 a distance of 158.89 feet; Thence N 03°22'36" W along a West line of said Lot 1 to said Northwest corner and the Point of Beginning a distance of 120.25 feet.

Said parcel contains 0.57 acres and is subject to easements and restrictions of record.

AND
ROBINWOOD CONDO BLDG A UNIT 3
ROBINWOOD CONDO BLDG A UNIT 6
ROBINWOOD CONDO BLDG B UNIT 6
ROBINWOOD CONDO BLDG B UNIT 8
ROBINWOOD CONDO BLDG B UNIT 11

ROBINWOOD CONDO BLDG B UNIT 12
ROBINWOOD CONDO BLDG B UNIT 13
ROBINWOOD CONDO BLDG B UNIT 14
ROBINWOOD CONDO BLDG C UNIT 3
ROBINWOOD CONDO BLDG C UNIT 9
ROBINWOOD CONDO BLDG C UNIT 12
ROBINWOOD CONDO BLDG C UNIT 15
ROBINWOOD CONDO BLDG C UNIT 16
ROBINWOOD CONDO BLDG D UNIT 6
ROBINWOOD CONDO BLDG D UNIT 16
ROBINWOOD CONDO BLDG D UNIT 19
ROBINWOOD CONDO BLDG D UNIT 26
ROBINWOOD CONDO BLDG D UNIT 28
ROBINWOOD CONDO BLDG E UNIT 10
ROBINWOOD CONDO BLDG E UNIT 11
ROBINWOOD CONDO BLDG E UNIT 12
ROBINWOOD CONDO BLDG E UNIT 17
ROBINWOOD CONDO BLDG E UNIT 18
ROBINWOOD CONDO BLDG E UNIT 19
SW 1/4 SE NE SW SEC 33 TWP 84 R 7
W1/2 NE SE SW SEC 33 TWP 84 R 7
S 16RDS N 24RDS NW SE SW SEC 33 TWP 84 R 7
A.P. #396 LOT 8 W67.5'
HARTLS' 1ST LOT 1
HARTLS' 1ST LOT 5
HARTLS' 1ST LOT 6
HARTLS' 1ST LOT 8
S 8RDS N 24RDS SW NE SW-EX E250' SEC 33 TWP 84 R 7
ROBINWOOD CONDO BLDG A UNIT 2
ROBINWOOD CONDO BLDG A UNIT 5
ROBINWOOD CONDO BLDG A UNIT 9
ROBINWOOD CONDO BLDG A UNIT 10
ROBINWOOD CONDO BLDG A UNIT 11
ROBINWOOD CONDO BLDG A UNIT 13
ROBINWOOD CONDO BLDG B UNIT 1
ROBINWOOD CONDO BLDG B UNIT 2
ROBINWOOD CONDO BLDG B UNIT 16
ROBINWOOD CONDO BLDG C UNIT 4
ROBINWOOD CONDO BLDG C UNIT 5
ROBINWOOD CONDO BLDG C UNIT 20

ROBINWOOD CONDO BLDG C UNIT 22
ROBINWOOD CONDO BLDG D UNIT 1
ROBINWOOD CONDO BLDG D UNIT 2
ROBINWOOD CONDO BLDG D UNIT 12
ROBINWOOD CONDO BLDG D UNIT 13
ROBINWOOD CONDO BLDG D UNIT 14
ROBINWOOD CONDO BLDG D UNIT 17
ROBINWOOD CONDO BLDG D UNIT 21
ROBINWOOD CONDO BLDG D UNIT 22
ROBINWOOD CONDO BLDG D UNIT 33
ROBINWOOD CONDO BLDG D UNIT 34
ROBINWOOD CONDO BLDG E UNIT 1
ROBINWOOD CONDO BLDG E UNIT 7
ROBINWOOD CONDO BLDG E UNIT 8
ROBINWOOD CONDO BLDG E UNIT 14
ROBINWOOD CONDO BLDG E UNIT 22
ROBINWOOD CONDO BLDG E UNIT 24
HAWKEYE COMMUNICATIONS 1ST LOT 3 - EX RD

N 8RDS NW SE SW SEC 33 TWP 84 R 7
A.P. #396 LOTS 1 & 2
A.P. #396 LOT 5
A.P. #396 LOT 6
A.P. #396 LOT 11
HARTLS' 1ST LOTS 2 & 3
HARTLS' 1ST LOT 9
P.O.S. #2050 PARCEL A
P.O.S. #2050 PARCEL B
ROBINWOOD CONDO BLDG A UNIT 1
ROBINWOOD CONDO BLDG A UNIT 7
ROBINWOOD CONDO BLDG A UNIT 12
ROBINWOOD CONDO BLDG A UNIT 14
ROBINWOOD CONDO BLDG A UNIT 16
ROBINWOOD CONDO BLDG B UNIT 3
ROBINWOOD CONDO BLDG B UNIT 4
ROBINWOOD CONDO BLDG B UNIT 7
ROBINWOOD CONDO BLDG B UNIT 9
ROBINWOOD CONDO BLDG B UNIT 15
ROBINWOOD CONDO BLDG C UNIT 6
ROBINWOOD CONDO BLDG C UNIT 7
ROBINWOOD CONDO BLDG C UNIT 8

ROBINWOOD CONDO BLDG C UNIT 11
ROBINWOOD CONDO BLDG C UNIT 13
ROBINWOOD CONDO BLDG C UNIT 19
ROBINWOOD CONDO BLDG C UNIT 24
ROBINWOOD CONDO BLDG D UNIT 3
ROBINWOOD CONDO BLDG D UNIT 4
ROBINWOOD CONDO BLDG D UNIT 7
ROBINWOOD CONDO BLDG D UNIT 8
ROBINWOOD CONDO BLDG D UNIT 10
ROBINWOOD CONDO BLDG D UNIT 11
ROBINWOOD CONDO BLDG D UNIT 18
ROBINWOOD CONDO BLDG D UNIT 20
ROBINWOOD CONDO BLDG D UNIT 23
ROBINWOOD CONDO BLDG D UNIT 24
ROBINWOOD CONDO BLDG D UNIT 27
ROBINWOOD CONDO BLDG D UNIT 30
ROBINWOOD CONDO BLDG D UNIT 31
ROBINWOOD CONDO BLDG D UNIT 36
ROBINWOOD CONDO BLDG E UNIT 2
ROBINWOOD CONDO BLDG E UNIT 3
ROBINWOOD CONDO BLDG E UNIT 4
ROBINWOOD CONDO BLDG E UNIT 5
ROBINWOOD CONDO BLDG E UNIT 16
S 8RDS SW NE SW-EX E250' SEC 33 TWP 84 R 7
P.O.S. #60 PARCEL A
A.P. #322 LOT 9 EX P.O.S. #60
A.P. #396 LOT 4
W100' SE NE SE SW SEC 33 TWP 84 R 7

A.P. #396 LOT 9

A.P. #396 LOT 10
ROBINWOOD CONDO BLDG A UNIT 4
ROBINWOOD CONDO BLDG A UNIT 8
ROBINWOOD CONDO BLDG A UNIT 15
ROBINWOOD CONDO BLDG B UNIT 5
ROBINWOOD CONDO BLDG B UNIT 10
ROBINWOOD CONDO BLDG C UNIT 1
ROBINWOOD CONDO BLDG C UNIT 2
ROBINWOOD CONDO BLDG C UNIT 10

ROBINWOOD CONDO BLDG C UNIT 14
ROBINWOOD CONDO BLDG C UNIT 17
ROBINWOOD CONDO BLDG C UNIT 18
ROBINWOOD CONDO BLDG C UNIT 21
ROBINWOOD CONDO BLDG C UNIT 23
ROBINWOOD CONDO BLDG D UNIT 5
ROBINWOOD CONDO BLDG D UNIT 9
ROBINWOOD CONDO BLDG D UNIT 15
ROBINWOOD CONDO BLDG D UNIT 25
ROBINWOOD CONDO BLDG D UNIT 29
ROBINWOOD CONDO BLDG D UNIT 32
ROBINWOOD CONDO BLDG D UNIT 35
ROBINWOOD CONDO BLDG E UNIT 6
ROBINWOOD CONDO BLDG E UNIT 9
ROBINWOOD CONDO BLDG E UNIT 13
ROBINWOOD CONDO BLDG E UNIT 15
ROBINWOOD CONDO BLDG E UNIT 20
ROBINWOOD CONDO BLDG E UNIT 21
ROBINWOOD CONDO BLDG E UNIT 23
N66' S198' W200' NE SW EX RD SEC 33
TWP 84 R 7
A.P. #322 LOT 10
A.P. #396 LOT 3
A.P. #396 LOT 7 & LOT 8 EX W67.5'
HARTLS' 1ST LOT 7

which meets the criteria of Section 404.1 of the Act; and

WHEREAS, in compliance with requirements of the Act, before designating any area a revitalization area, the City prepared a proposed Town Village Center Urban Revitalization Plan for such revitalization area and published and mailed a notice of hearing to persons designated in said Act; and

WHEREAS, the City finds that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area substantially meets criteria established in Section 404.1, Code of Iowa, as being a qualified revitalization area; and

WHEREAS, after mailed and published notice was given, as required by the Act, the City Council held a public hearing on July 18, 2018, at 5:30 P.M., on the designation of the Area and the proposed Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA AS FOLLOWS:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the Plan for the Area.

Section 2. That the proposed Plan be adopted in the form attached as Exhibit 1 to this Resolution and, accordingly, the Area should include the property described above.

Section 3. That the proposed Plan for the Area is hereby tentatively approved and that it is the intention of the Council, provided that it does not receive, under the provisions of the Act, a petition from the owners or tenants of property within the Area for a second public hearing on said proposed Plan for said Area, that this resolution shall finally adopt the proposed Plan for said Area, attached hereto as Exhibit 1.

Section 4. That the Area as it is described in the proposed Plan is approved, and that it is the intention of the Council, provided that it does not receive under the provisions of the Act, a petition from the owners or tenants of property within said Area for a second public hearing on said proposed Plan for said Area, to designate by ordinance said Area, a revitalization area under the Act.

Section 5. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 18th day of July, 2018.

_____
Mayor

ATTEST:

_____
Clerk

F4a.

ATTACH THE PLAN LABELED AS <u>EXHIBIT 1</u> HERE

F4a.

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, the undersigned Clerk of the City of Hiawatha, 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 City 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 meeting 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 Council 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 City hereto affixed this _____ day of _____, 2018.

_____
Clerk, City of Hiawatha, State of Iowa

(SEAL)

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