F4b.

ORDINANCE NO. _____

ORDINANCE DESIGNATING THE TOWN VILLAGE CENTER URBAN REVITALIZATION AREA OF THE CITY OF HIAWATHA, IOWA

WHEREAS, Chapter 404, Code of Iowa (the "Act"), authorizes cities by ordinance to designate revitalization areas if such areas meet the criteria of the Act and if the City completes the procedural requirements of the Act; and

WHEREAS, pursuant to the Act, this Council did, by resolution, adopt an urban revitalization plan for residential and multi-residential abatement for the City of Hiawatha, Iowa, on July 18, 2018, by Resolution No. _____ called the Town Village Center Urban Revitalization Plan ("Plan") for the Town Village Center Urban Revitalization Area ("Area"); and

WHEREAS, the Area so designated has heretofore been found to meet the criteria of the Act; and

WHEREAS, the revitalization of the Area so described will enhance the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area and is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Area substantially meets the criteria of Section 404.1 of the Act; and

WHEREAS, notice of the public hearing was published at least 30 days prior to the date of the hearing and notice by ordinary mail was sent to the last known address of the owners of record within the Area as well as to any "occupants" of the addresses located within the proposed Area at least 30 days prior to the date of the hearing; and

WHEREAS, pursuant to the provisions of the Act, the City has held a public hearing on the proposed Plan for said Area; and

WHEREAS, pursuant to the provisions of the Act, the City has adopted the proposed Plan for said Area on July 18, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA:

Section 1. That in accordance with the Act, and in consideration of the restrictions set forth in the preamble hereof, the Area legally described as:

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

be and the same is hereby designated as a revitalization area under the Act, which shall be known as the Town Village Center Urban Revitalization Area of the City of Hiawatha, Iowa.

Section 2. That the third reading of this Ordinance shall not occur before August 18, 2018, in case a second public hearing is required.

Section 3. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 4. That if any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Read First Time: _____, 2018, ____ Vote for passage:

Read Second Time: _____, 2018, ____ Vote for passage:

Read Third Time: _____, 2018, ____ Vote for passage:

PASSED AND APPROVED: _____, 2018.

I, _____, City Clerk of the City of Hiawatha, County of Linn, State of Iowa, do hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2018, and published by posting in three public places which have been designated by ordinance on _____, 2018.

_____
City Clerk, Hiawatha, Iowa

01481561-1\10575-158