F3

ITEM TO INCLUDE ON AGENDA

CITY OF HIAWATHA, IOWA
May 16, 2018
5:30 P.M.

Town Village Center Urban Revitalization Plan

- Resolution determining the necessity and fixing a date for a public hearing on the matter of the adoption of a proposed Town Village Center Urban Revitalization Plan

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.

May 16, 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: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED TOWN VILLAGE CENTER URBAN REVITALIZATION PLAN", and moved its adoption. 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 FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED TOWN VILLAGE CENTER URBAN REVITALIZATION PLAN

WHEREAS, the Council has determined that certain areas within the City of Hiawatha, Iowa ("City") can be revitalized and the potential for permitted residential development enhanced by the adoption of an urban revitalization plan as authorized by Chapter 404, Code of Iowa ("Act"); 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
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ROBINWOOD CONDO BLDG C UNIT 12
ROBINWOOD CONDO BLDG C UNIT 15
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ROBINWOOD CONDO BLDG D UNIT 6
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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
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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
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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
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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
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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

WHEREAS, before such Plan can be adopted, it is necessary that a public hearing be held thereon and that due notice be given in accordance with the requirements of the Act.

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

Section 1. It is determined that the rehabilitation, conservation, redevelopment, economic development or a combination thereof of the Area 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 and the proposed Plan, attached to this Resolution as Exhibit 1, is declared to substantially meet the criteria of Iowa Code Section 404.1.

Section 2. It is determined that it is in the best interests of the citizens of the City to hold a public hearing on the matter of the adoption of the Plan, on the 18th day of July, 2018, at 5:30 P.M., in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa.

Section 3. That the City Clerk be and is hereby directed to publish notice of such hearing at least once not less than thirty (30) days prior to the date of said public hearing, as provided in Iowa Code Section 404.2(3).

Section 4. That the City Clerk shall not less than thirty (30) days prior to the public hearing, cause notice of said hearing to be given by ordinary mail at the last known addresses of the owners of record located within the designated area. The City Clerk shall also send notice by ordinary mail, addressed to the "occupants" of all addresses located within the proposed area, if such addresses are available.

Section 5. That copies of the Plan be made available to the public through the office of the City Clerk.

Section 6. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, ON THE MATTER OF THE ADOPTION OF A PROPOSED TOWN VILLAGE CENTER URBAN REVITALIZATION PLAN

Public notice is hereby given that the City Council of the City of Hiawatha, Iowa, will hold a public hearing on the 18th day of July, 2018, at 5:30 P.M., in the Council Chambers, City Hall, 101 Emmons Street, Hiawatha, Iowa, at which meeting the Council proposes to take action on the adoption of a Town Village Center Urban Revitalization Plan ("Plan") described therein, under the authority of Chapter 404 of the Code of Iowa, as amended.

The proposed Town Village Center Urban Revitalization Area ("Area") includes the property 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.

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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
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- EX RD

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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
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W100' SE NE SE SW SEC 33 TWP 84 R 7

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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

The Plan, if adopted, will allow property owners to apply for ***abatement*** on eligible improvements to residential or multi-residential property. Limitations will apply.

Any persons interested may appear at said meeting of the Council and present evidence for or against the adoption of the Plan. The proposed Plan, including a map of the proposed Area, is on file in the office of the City Clerk and available for public inspection or copying during ordinary business hours.

This notice is given by order of the City Council of the City of Hiawatha, Iowa, pursuant to Section 404.2(6) of the Code of Iowa, 2017, as amended.

Dated this _____ day of _____, 2018.

_____
City Clerk, City of Hiawatha, State of Iowa

(End of Notice)

PASSED AND APPROVED this 16th day of May, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

I, the undersigned City Clerk of Hiawatha, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said 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 said 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 said 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 said 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 said Municipality hereto affixed this _____ day of _____, 2018.

_____
City Clerk, City of Hiawatha, State of Iowa

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