

RESOLUTION NO. 2019-39

PROPOSING TO DISPOSE OF REAL PROPERTY AND PUBLISHING A NOTICE OF PUBLIC HEARING

Tract 23 in the Hawarden Industrial Park in Outlot 3 of Musson's Subdivision, in the Incorporated City of Hawarden, Sioux County, Iowa According to the Recorded Plat Thereof Recorded October 2, 2007 at 2007 File Card No 5266 with the improvements thereon, and all rights, easements and appurtenances thereto.

This property is 1.44 acres of bare lot, the 2nd Lot East of Anderson Trucking and 3rd lot East of Bomgaars locally known as 30298 484th Street and taxes as Parcel #1902354009

WHEREAS, the City of Hawarden is the owner of the property legally described above; and,

WHEREAS, the City of Hawarden finds that the disposition of said City property for the purposes of creating a viable economic use for the property, encouraging the establishment and expansion of businesses in the community, generating funds for the Hawarden Municipal Utilities and generating property tax income for the City, are valid public purposes and will further the overall public quality of life, economic well-being and general welfare of the community; and,

WHEREAS, The City Council proposes to dispose of the property by sale to Truesdell Oil Co. on the following terms and conditions:

1. The property will be sold AS IS by Quit Claim deed and no abstract will be provided.
2. The property is sold "AS IS" and the environmental condition of the site is unknown.
3. The property will be sold for \$31,600.00 and the City will provide the purchaser with an economic development grant in the amount of \$10,000.00.
4. Purchaser shall be responsible for payment of all costs of sale including but not limited to costs for publication and recording of all sales procedures and documents of title.
5. City shall retain all existing easements on, under and over the property as needed for utilities.
6. Purchaser agrees not to seek any property tax abatement to which it might otherwise be entitled with regard to this property.
7. The purchaser shall complete construction of a bulk propane plant suitable for a minimum storage of 30,000 gallons of propane upon the property prior to April 1, 2020 and shall grant the City an Option to purchase the property for \$21,600.00 if this obligation is not fulfilled.
8. This Resolution and subsequent proceedings are duplicative of earlier proceedings for the sale of this property wherein the property was described as being in Outlot 25 instead of Outlot 3 and to confirm title.

NOW, THEREFORE, BE IN RESOLVED by the City Council of Hawarden, Iowa that:

1. The Council desires to dispose of the property described herein according to the terms above.
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on the 14th day of August 2019 at 5:30 p.m. or soon thereafter, in the City Council Chambers, second floor of the Hawarden Community

Center, at 1150 Central Avenue.

3. Pursuant to Iowa Code 364.7 the City Administrator/City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal proposal.

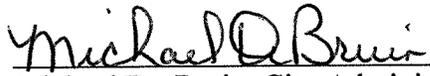
All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 24th day of July 2019.



Ricard R. Porter, Mayor

ATTEST:



Michael De Bruin, City Administrator/Clerk