

RESOLUTION NO. 2019-49

Resolution Declaring Necessity and Providing for Notice of Hearing on
Proposed Urban Revitalization Plan

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") the City of Hawarden, Iowa (the "City"), may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating an urban revitalization area, the City must prepare a proposed plan for the designated urban revitalization area, hold certain public hearings thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, it has been proposed that certain real property situated within the City (hereinafter referred to as the "Hawarden Urban Revitalization Area") be designated as a revitalization area pursuant to the Act, such Hawarden Urban Revitalization Area being legally described as set forth in the notice appearing as part of this resolution in Section 5 hereof; and

WHEREAS, a proposed plan (the "Proposed Plan") for the Hawarden Urban Revitalization Area is being prepared for presentation to the City Council for consideration in accordance with the provisions of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawarden, Iowa, as follows:

Section 1. It is hereby found and determined:

(a) The proposed Hawarden Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The Hawarden Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single family and multifamily housing.

(c) The redevelopment, economic development and promotion of housing and residential development in the Hawarden Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Hawarden Urban Revitalization Area substantially meets the criteria set forth in Section 404.1(4) of the Act.

(d) The Proposed Plan which shall be attached hereto as Exhibit A shall be prepared in accordance with the provisions of the Act.

Section 2. This Council will meet at 5:30 o'clock p.m., on December 11, 2019, at Council Chambers, 1150 Central Avenue, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the Hawarden Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than four and not more than twenty days before the date on which the hearing will be held. In addition, the City Clerk is hereby directed to send notice of such hearing by ordinary mail to the last known address of the owners of record of real property located within the Hawarden Urban Revitalization Area, such notice to be mailed by no later than the thirtieth day prior to the date set for the hearing.

Section 4. As authorized by the Act, this City Council hereby waives the mailing of notice to the "occupants" of city addresses located within the Hawarden Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE
HAWARDEN URBAN REVITALIZATION AREA AND THE ADOPTION
OF A PLAN FOR SUCH REVITALIZATION AREA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Hawarden, Iowa, a Proposed Urban Revitalization Plan (the "Plan") for the rehabilitation and redevelopment of the property proposed for inclusion on the Hawarden Urban Revitalization Area (the "Area"), such property lying within the City and being described as follows:

All real property situated within the corporate limits of the City of Hawarden, located in Sioux County, State of Iowa as of November 1, 2019.

The City Council will meet at 5:30 o'clock p.m., on December 11, 2019, at the Council Chambers, 1150 Central Avenue, Hawarden, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404, Code of Iowa (the "Act") on the proposal to adopt the Plan and the proposal to establish the above described area as an urban revitalization area. At such public hearing all owners of record of real property, tenants, and all "occupants" of city addresses within the described area, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Plan and/or the establishment of the Area.

Once the Area has been designated pursuant to the Act, property therein on which certain improvements are constructed may become eligible for certain property tax exemptions as set forth in the Plan which is on file for inspection in the office of the City Clerk.

Published by order of the City Council of the City of Hawarden, Iowa.

Mike DeBruin
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 23, 2019.

RICHARD R PORTER
Mayor

Attest:

Michael DeBree
City Clerk

EXHIBIT A
Urban Revitalization Plan

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There being no further business to come before the meeting, it was upon motion adjourned.

Richard R Porter
Mayor

Attest:

Michael DeBruin
City Clerk