

SET DATE FOR HEARING ON  
DESIGNATION OF EXPANDED URBAN  
RENEWAL AREA AND URBAN  
RENEWAL PLAN AMENDMENT

435926-37

Monticello, Iowa

September 19, 2023

The City Council of the City of Monticello, Iowa, met on September 19, 2023, at 6:00 p.m., at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded Monticello Urban Renewal Area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: Wayne Peach, Brenda Hanken, Scott Brighton, Candy Langerman, Chris Lux and Tom Yeoman.

Absent: None.

The Mayor announced that an amendment to the boundaries of the Monticello Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the areas, and that it was now necessary to set a date for a public hearing on the proposed amended areas and proposed amendment to the urban renewal plan. Accordingly, Council Member Hanken moved the adoption of the following resolution entitled “Resolution Setting Date for a Public Hearing on Designation of the Expanded Monticello Urban Renewal Area and on Urban Renewal Plan Amendment,” and the motion was seconded by Council Member Brighton. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Hanken, Brighton, Langerman, Lux, Yeoman and Peach

Nays: None\_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO.2023-128

Resolution Setting Date for Public Hearing on Designation of the Expanded Monticello Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Monticello, Iowa (the “City”) by resolution previously established the Monticello Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the cost of the construction of street and storm water drainage improvements; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Monticello, Iowa, as follows:

Section 1. This City Council will meet at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, Monticello, Iowa, on October 16, 2023, at 6:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Monticello, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Jones County and the Monticello Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City’s Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved September 19, 2023.

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David Goedken, Mayor

Attest:

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Sally Hinrichsen, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED  
MONTICELLO URBAN RENEWAL AREA AND ON PROPOSED URBAN  
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the Monticello Renaissance Center, 220 E. 1<sup>st</sup> Street, Monticello, Iowa, on October 16, 2023, the City Council of the City of Monticello will hold a public hearing on the question of amending the urban renewal plan (the “Plan”) for the Monticello Urban Renewal Area and designating an expanded Monticello Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403, Code of Iowa, by adding and including all the property (the “Property”) described as follows:

All of the public right-of-way of N. Chestnut Street situated in the corporate limits of the City of Monticello, Iowa, and the real property situated adjacent to N. Chestnut Street and within 150 feet of the center line thereof.

The proposed amendment to the Plan brings the Property described above under the Plan and makes it subject to the provisions of the Plan. The amendment also authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the cost of the construction of street and storm water improvements.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Sally Hinrichsen  
City Clerk

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On motion and vote the meeting adjourned.

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David Goedken, Mayor

Attest:

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Sally Hinrichsen, City Clerk

EXHIBIT A  
Legal Description  
Expanded Monticello Urban Renewal Area  
(October, 2023 Addition)

All of the public right-of-way of N. Chestnut Street situated in the corporate limits of the City of Monticello, Iowa, plus the property situated 3,150 feet from the center line of N. Chestnut Street.

STATE OF IOWA  
JONES COUNTY  
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Monticello Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sally Hinrichsen, City Clerk

**(Attach here publisher's affidavit of publication of notice.)**

**(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)**

STATE OF IOWA  
JONES COUNTY  
CITY OF MONTICELLO

SS:

I, the undersigned, City Clerk of the City of Monticello, Iowa do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Monticello Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2023.

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Sally Hinrichsen, City Clerk