

MINUTES OF MEETING TO SET
HEARING DATE ON PROPOSED URBAN
REVITALIZATION PLAN

435926-36

Monticello, Iowa

August 7, 2023

A meeting of the City Council of the City of Monticello, Iowa, was held at 6:00 p.m., on August 7, 2023, the Monticello Renaissance Center, 220 E. 1st Street, in the City, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

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

Absent: None.

The City Council took up and considered the establishment of a proposed urban revitalization area and a proposed urban revitalization plan pursuant to Chapter 404, Code of Iowa. Whereupon, Council Member Langerman moved the adoption of the resolution declaring necessity and providing for notice of hearing on proposed urban revitalization plan. The motion was seconded by Council Member Peach, and passed by record vote as follows:

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

Nays: None.

Whereupon, the Mayor declared the resolution adopted as follows:

RESOLUTION NO. 2023-112

Resolution Declaring Necessity and Providing for Notice of Hearing on Proposed Urban Revitalization Plan for the 2023 Monticello Multiresidential Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the “Act”) the City of Monticello, 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 (the “Property”) situated within the City (hereinafter also referred to as the “2023 Monticello Multiresidential Urban Revitalization Area”) be designated as a revitalization area pursuant to the Act, such 2023 Monticello Multiresidential Urban Revitalization Area being legally described as set forth in the notice appearing as part of this resolution in Section 6 hereof; and

WHEREAS, a proposed plan (the “Proposed Plan”) for the 2023 Monticello Multiresidential Urban Revitalization Area has been prepared for presentation to the City Council for consideration in accordance with the provisions of the Act; and

WHEREAS, a “Certificate and Waiver” has been prepared for execution by the owner of the Property with respect to the mailed notice and second hearing rights under the Act;

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

Section 1. It is hereby found and determined:

(a) The proposed 2023 Monticello Multiresidential 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 2023 Monticello Multiresidential 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.

(c) The economic development and promotion of housing and residential development in the 2023 Monticello Multiresidential Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the 2023 Monticello Multiresidential Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

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

Section 2. This City Council will meet at 6:00 p.m., on August 21, 2023, at the Monticello Renaissance Center, 220 E. 1st Street, in the City, at which time and place it will conduct a public hearing on the Proposed Plan and the designation of the 2023 Monticello Multiresidential Urban Revitalization Area as an urban revitalization area pursuant to the Act.

Section 3. The City Clerk is hereby authorized and directed to present the Certificate and Waiver to the owner of the Property for execution and delivery to the City by no later than August 21, 2023.

Section 4. 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.

Section 5. As authorized by the Act, this City Council hereby waives the mailing of notice to the “occupants” of city addresses located within the 2023 Monticello Multiresidential 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 6. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING ON THE DESIGNATION OF THE
2023 MONTICELLO MULTIRESIDENTIAL 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 Monticello, Iowa, a proposed Urban Revitalization Plan (the “Plan”) for the development of the property proposed for inclusion in the 2023 Monticello Multiresidential Urban Revitalization Area (the “Area”), such property lying within the City and being described as follows:

Lot 2 of BR3 Subdivision, a subdivision consisting of Lots 41, 43, 45, 47, 48, 49, 50, 51, Part of Vacated Second Street, Part of Vacated Locust Street, Vacated Alley between Lots 43 & 45 in the Original Town of Monticello, Lot 150 and part of Lot 149 of Irregular Plat of Monticello, Lot 1 of Energy Company Place, and Part of First Street in Sections 22 & 27, T86N, R3W of the Fifth P.M., in the City of Monticello, County of Jones, State of Iowa.

Having Parcel Index Number 0223379011.

The City Council will meet at 6:00 p.m., on August 21, 2023, at the Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa, at which time and place 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 Monticello, Iowa.

Sally Hinrichsen
City Clerk

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved August 7, 2023.

David Goedken, Mayor

Attest:

Sally Hinrichsen, 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.

David Goedken, Mayor

Attest:

Sally Hinrichsen, City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA
JONES COUNTY SS:
CITY OF MONTICELLO

I, the undersigned, City Clerk of the City of Monticello, Iowa, do hereby certify that I caused to be published a notice of public hearing, of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2023.

Sally Hinrichsen, City Clerk

(Attach hereto publisher's original affidavit of publication of notice with a clipping of the notice as published attached.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.)