



City of Muscatine



STAFF

April Limburg, Planner

SUBJECT

Resolution Authorizing the Execution of a Quit Claim Deed for Parcel Number 0835484011 to the Adjoining Property Owner, First National Bank of Muscatine Iowa.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to Deed parcel #0835484011 to the adjoining property owner, First National Bank of Muscatine Iowa. The City of Muscatine has accumulated a number of excess parcels of land no longer required for the discharge of public responsibilities. City Council has declared a number of these parcels, including this one, as surplus and directed City staff to actively pursue their disposal. The adjacent property owner has agreed to assume ownership of this undevelopable parcel.

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution authorizing the sale and execution of the deed for the parcel number 0836152002.

BACKGROUND/DISCUSSION

The City of Muscatine has accumulated a number of excess parcels of land no longer necessary for the discharge of public responsibilities. These properties have been declared surplus to facilitate their return to a useful purpose, restore them to the tax roll, and reduce costs to the City associated with the maintenance of these parcels to the City.

City staff has negotiated the transfer of parcel number 0835484011 with First National Bank of Muscatine Iowa for this .009 acres to First National Bank of Muscatine Iowa an adjoining property owner.

At its February 18, 2021, meeting, City Council declared this parcel surplus and approved the sale of said property. It is now necessary for Council to pass a resolution authorizing the execution of the deed

CITY FINANCIAL IMPACT

The sale of this parcel would reduce maintenance costs associated with ownership of this parcel by the City. The sale of this parcel would make it and any improvements made upon them subject to property tax.

ATTACHMENTS

Agenda Item 11F

DOC # 2022-0105

Resolution

Deed

Map

RESOLUTION NO. 2022-0105

A Resolution Authorizing the Execution of a Deed to Said Described Real Estate in favor of First National Bank of Muscatine Iowa

WHEREAS, following proper notice of and conducting a public hearing concerning the proposed sale of all the City's rights, title, and interest in and to the real property described in "Exhibit A" to this Resolution and incorporated by reference, City Council of the City of Muscatine, Iowa, declared this property surplus February 18, 2021; and

WHEREAS, the City Council of Muscatine, declared said property to be surplus and that it is in the best interest of the public to dispose of the described real estate in Muscatine, Iowa; and

WHEREAS, the subject property is not a developable lot; and

WHEREAS, the City of Muscatine, Iowa approves deeding of said property to First National Bank of Muscatine Iowa

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

1. The City of Muscatine, Iowa, will sell and convey its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked "Exhibit A" to First National Bank of Muscatine Iowa
2. The deed will be delivered upon receipt of \$250
3. The deed will be in the name of the City of Muscatine, Iowa, will be signed by the Mayor and attested by the City Clerk; and will be in substantially the same form as the copy of the deed attached as "Exhibit A" to this Resolution.
4. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED AND ADOPTED this 17th day of MARCH 2022.



BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA

A handwritten signature in black ink, appearing to read 'B B B C', is written over a horizontal line.

Brad Bark, Mayor

Attest:

A handwritten signature in blue ink, appearing to read 'Carol Webb', is written over a horizontal line.

Carol Webb, City Clerk

Exhibit "A"

Lot One (1), in Block Fourteen (14), of the City of Muscatine, Iowa, according to the Original Plat thereof, except in the following described tract:

The Southerly Ninety (90) feet, more or less, of Lot One (1), Block Fourteen (14) of the City of Muscatine, Iowa, according to the original plat thereof, more particularly described as follows: Starting at the Southwest corner of said lot, thence northerly along the East line of Cedar Street a distance of ninety (90) feet; thence easterly and parallel to the north line of said Lot a distance of sixty (60) feet, more or less, to the east line of said lot, thence southerly along the east line of said lot a distance of ninety (90) feet, more or less, to the south line of said lot, thence westerly along the north line of Mississippi Drive (formerly Front Street) a distance of sixty (60) feet, more or less, to the place of beginning.

Exhibit A

Prepared by: April Limburg, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: First National Bank of Muscatine Iowa, 300 E 2nd St, Muscatine IA 52761

WARRANTY DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and conveys to First National Bank of Muscatine Iowa all its rights, title, and interest in the following real property in Muscatine County, Iowa:

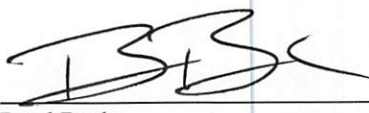
**Lot One (1), in Block Fourteen (14), of the City of Muscatine, Iowa, according to the Original Plat thereof, except in the following described tract:
The Southerly Ninety (90) feet, more or less, of Lot One (1), Block Fourteen (14) of the City of Muscatine, Iowa, according to the original plat thereof, more particularly described as follows: Starting at the Southwest corner of said lot, thence northerly along the East line of Cedar Street a distance of ninety (90) feet; thence easterly and parallel to the north line of said Lot a distance of sixty (60) feet, more or less, to the east line of said lot, thence southerly along the east line of said lot a distance of ninety (90) feet, more or less, to the south line of said lot, thence westerly along the north line of Mississippi Drive (formerly Front Street) a distance of sixty (60) feet, more or less, to the place of beginning.**

Exempt from transfer tax per Iowa Code Section 428A.2(6).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, though, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Administrator and its seal to be affixed on March 17, 2022.



By: 
Brad Bark
Mayor

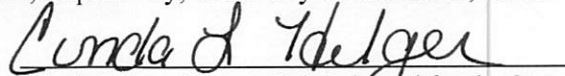
ATTEST:

Carol Webb
City Clerk

Exhibit A

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on 3-17-22, 2022, by Brad Bark and Carol Webb as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.


Cinda Hilger, Notary Public in and for the State of Iowa



Cinda L. Hilger

Iowa Notarial Seal

Commission Number: 753850

My commission expires: 7-22-2023

My commission expires _____
Commission Number 753850
Iowa Notarial Seal
Cinda L. Hilger



0835484001
IAL BANK OF MUSCATINE

0835482
CITY OF MUS

Wabur St

0835484010
FIRST NATIONAL BANK OF MUSCATINE IOWA

0835484011
CITY OF MUSCATINE

