

MINUTES PROVIDING FOR FIRST
CONSIDERATION OF AN ORDINANCE
DESIGNATING THE 2013 MUSCATINE
HOUSING URBAN REVITALIZATION
AREA

421464-37 - Ordinance

(Initial Consideration)

Muscatine, Iowa

April 18, 2013

The City Council of the City of Muscatine, in Muscatine County, Iowa, met on April 18, 2013, at 7:00 o'clock p.m., at the City Hall Council Chambers, in the City.

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

Present: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Absent: None

Mayor Hopkins introduced an Ordinance Designating an Area of Muscatine, Iowa, as the 2013 Muscatine Housing Urban Revitalization Area.”

It was moved by Council Member Natvig and seconded by Council Member LeRette that the aforementioned ordinance be given its first consideration and that it be adopted.

The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its initial consideration.

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



Attest.

Fredrick T. Hill
City Clerk

[Signature]
Mayor

MINUTES PROVIDING FOR SECOND
CONSIDERATION OF AN ORDINANCE
DESIGNATING THE 2013 MUSCATINE
HOUSING URBAN REVITALIZATION
AREA

421464-37 - Ordinance

(Second Consideration)

Muscatine, Iowa

May 2, 2013

The City Council of the City of Muscatine, in Muscatine County, Iowa, met on May 2, 2013, at 7:00 o'clock p.m., at the City Hall Council Chambers, in the City.

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

Present: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Absent: None

The Mayor announced that, on April 18, 2013, the City Council had given its initial consideration and had adopted an Ordinance Designating an Area of Muscatine, Iowa, as the 2013 Muscatine Housing Urban Revitalization Area.”

It was moved by Council Member Natvig and seconded by Council Member LeRette that the aforementioned ordinance be given its second consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

* * * *

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



Attest:

Fredell & Son
City Clerk

[Signature]
Mayor

MINUTES PROVIDING FOR THIRD
CONSIDERATION OF AN ORDINANCE
DESIGNATING THE 2013 MUSCATINE
HOUSING URBAN REVITALIZATION
AREA

421464-37 - Ordinance

(Final Consideration and Adoption)

Muscatine, Iowa

May 16, 2013

The City Council of the City of Muscatine, in Muscatine County, Iowa, met on the 16th day of May, 2013, at 7:00 o'clock p.m., at the City Hall Council Chambers, in the City.

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

Present: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Absent: None

The Mayor announced that, on April 18, 2013, and on May 2, 2013, the City Council had given initial and second consideration and had adopted an ordinance entitled "Ordinance No. 92403-0513. An Ordinance Designating an Area of Muscatine, Iowa, as the 2013 Muscatine Housing Urban Revitalization Area."

It was moved by Council Member Fitzgerald and seconded by Council Member Phillips that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Nays: None

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

••••

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



Attest:

Randall E. Hill
City Clerk

[Signature]
Mayor

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS

I, the undersigned, do hereby certify that I am the duly appointed City Clerk of the City of Muscatine, Iowa, and that the above and foregoing is a true, correct and complete copy of the minutes of the meeting of the Council, held as therein shown insofar as such minutes pertain to the passage of an Ordinance designating the 2013 Muscatine Housing Urban Revitalization Area, including a true, correct and complete copy of the ordinance referred to in said minutes.

WITNESS MY HAND this 16th day of May, 2013.



City Clerk

ORDINANCE NO. 92403-0513

An Ordinance Designating an Area of Muscatine, Iowa, as the
2013 Muscatine Housing Urban Revitalization Area.

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the “Act”), the governing body of a city may, by ordinance, designate an area of the city as a revitalization area upon the completion of procedures specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the City Council of Muscatine, Iowa, has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the 2013 Muscatine Housing Urban Revitalization Area that:

(a) A portion of the property situated in the 2013 Muscatine Housing Urban Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use.

(b) A portion of the property situated in the 2013 Muscatine Housing Urban Revitalization Area comprises an area in which there is a predominance of buildings and improvements which, by reason of age, history, architecture and significance, should be preserved and/or restored to productive use.

(c) The 2013 Muscatine Housing 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.

(d) The 2013 Muscatine Housing 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 or multifamily housing.

(e) The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the 2013 Muscatine Housing Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the 2013 Muscatine Housing Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the City prepared a Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area and held a public hearing on the Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has adopted the Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Muscatine, in Muscatine County, Iowa, as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, the area formed by the real estate parcels with a legal description as follows:

(1) Blighted Area:

That territory bounded by a line extended as follows: Beginning at a point at the center of the intersection of the main channel of the Mississippi River and an extension of the centerline of Kemper Avenue, thence westerly along the extension of the centerline of Kemper Avenue, thence westerly along the centerline of Kemper Avenue to the center of the intersection of Kemper Avenue and Stewart Road, thence southwesterly along the centerline Stewart Road to the center of the intersection of Stewart Road and Wallace Street, thence westerly along the centerline of Wallace Street to the center of the intersection of Wallace Street and Aaron Avenue, thence northerly along the centerline of Aaron Avenue to the center of the intersection of Aaron Avenue and Sampson Street, thence westerly along the centerline of Sampson Street to the center of the intersection of Sampson Street and 25th Street South, thence northwesterly along the centerline of 25th Street South until it becomes the centerline of South Houser Street, thence northwesterly and northerly along the centerline of South Houser Street to the center of the intersection of South Houser Street and the north bank of the Muscatine Slough, thence easterly along north bank of the Muscatine Slough to the center of the intersection of the north bank of the Muscatine Slough and an extension of the centerline of Charles Street, thence northerly along an extension of the centerline Charles Street to the center line of Charles Street, thence northerly along the centerline of Charles Street to the center of the intersection of Charles Street and Hershey Avenue, thence easterly along the centerline of Hershey Avenue to the center of the intersection of Hershey Avenue and Fletcher Avenue, thence northerly along the centerline of Fletcher Avenue to the center of the intersection of Fletcher Avenue and Lucas Road, thence northwesterly along the centerline of Lucas Road to the center of the intersection of Lucas Road and Newell Avenue, thence easterly along the centerline of Newell Avenue to the center of the intersection of Newell Avenue and Logan Street, thence northerly along the centerline of Logan Street to the center of the intersection of Logan Street and Dillaway Street, thence easterly along the centerline of Dillaway Street to the center of the intersection of Dillaway Street and Roscoe Avenue, thence northwesterly along the centerline of Roscoe Avenue to the center of the intersection of Roscoe Avenue and Fulliam Avenue, thence easterly along the centerline of Fulliam Avenue to the center of the intersection of Fulliam Avenue and Cedar Street, thence southeasterly along the centerline of Cedar Street to the center of the intersection of Cedar Street and Bartlett Street, thence northeasterly along the centerline of Bartlett Street to the center of the intersection of Bartlett Street and Mulberry Avenue, thence northwesterly along the centerline of Mulberry Avenue to the center of the intersection of Mulberry Avenue and Maple Avenue, thence northeasterly along the centerline of Maple Avenue to the center of the intersection of Maple Avenue and

Oak Street, thence northwesterly along the centerline of Oak Street to the center of the intersection of Oak Street and Woodlawn Avenue, thence easterly along the centerline of Woodlawn Avenue to the center of the intersection of Woodlawn Avenue and Isett Avenue, thence northerly along the centerline of Isett Avenue to the center of the intersection of Isett Avenue and Clay Street, thence easterly along the centerline of Clay Street to the center of the intersection of Clay Street and Park Avenue, thence southerly along the centerline of Park Avenue to the center of the intersection of Park Avenue and Washington Street, thence easterly along the centerline of Washington Street and then along an extension of the centerline of Washington Street to the intersection of an extension of Washington Street and the main channel of the Mississippi River, thence southwesterly along the main channel of the Mississippi River to the point of beginning.

- (2) Aspen Villas Condos
- (3) Cobblestone Place Part One
- (4) Cobblestone Ridge Condos
- (5) Cobblestone Ridge Phase I
- (6) Cobblestone Ridge Phase III
- (7) Pine Ridge Acres Addition
- (8) Riverbend 1st Addition
- (9) Riverbend 2nd Addition
- (10) Riverbend 3rd Addition
- (11) Riverbend 4th Addition
- (12) Riverbend 5th Addition
- (13) Riverbend 6th Addition
- (14) Hubbard Prairie Subdivision
- (15) Parcel Numbers: 0827101024, 0822351011, 0825226012, 0930101014, and 0827251024

is hereby designated as a revitalization area under the Act, which shall be known as the 2013 Muscatine Housing Urban Revitalization Area.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved May 16, 2013.



Mayor

Attest:

City Clerk

First Reading: April 18, 2013
Second Reading: May 2, 2013
Final Reading: May 16, 2013
Publication: 05-23-2013

PROOF OF PUBLICATION

I, Jeff Lee, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following Notice:

Muscatine City Clerk
Ordinance No. 92403-0513

Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

May 23, 2013

Jeff Lee 

**STATE OF IOWA
MUSCATINE COUNTY**

Subscribed and sworn to before me this
23rd day of May 2013


Beth Lester, Notary Public

 Beth Lester
Iowa Notarial Seal
Commission number 745921
My Commission Expires 03/20/2016

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.
Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.
Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.
Passed and approved May 16, 2013.
DeWayne Hopkins
Mayor

Attest:
Gregg Mandsager
City Clerk

First Reading: April 18, 2013
Second Reading: May 2, 2013
Final Reading: May 16, 2013
Publication: May 23, 2013

ORDINANCE NO. 92403-0513
AN Ordinance Designating an Area of Muscatine, Iowa, as the 2013 Muscatine Housing Urban Revitalization Area.
WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act"), the governing body of a city may, by ordinance, designate an area of the city as a revitalization area upon the completion of procedures specified in the Act; and
WHEREAS, pursuant to the provisions of the Act, the City Council of Muscatine, Iowa, has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the 2013 Muscatine Housing Urban Revitalization Area that:
(a) A portion of the property situated in the 2013 Muscatine Housing Urban Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use.
(b) A portion of the property situated in the 2013 Muscatine Housing Urban Revitalization Area comprises an area in which there is a predominance of buildings and improvements which, by reason of age, history, architecture and significance, should be preserved and/or restored to productive use.
(c) The 2013 Muscatine Housing 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.
(d) The 2013 Muscatine Housing 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 or multifamily housing.
(e) The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the 2013 Muscatine Housing Urban Revitalization Area is necessary in the interest of the public welfare of the residents

of the City and the 2013 Muscatine Housing Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.
WHEREAS, pursuant to the provisions of the Act, the City prepared a Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area and held a public hearing on the Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area; and
WHEREAS, pursuant to the provisions of the Act, the City has adopted the Proposed Plan for the 2013 Muscatine Housing Urban Revitalization Area;
NOW, THEREFORE, Be It Ordained by the City Council of the City of Muscatine, in Muscatine County, Iowa, as follows:
Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, the area formed by the real estate parcels with a legal description as follows:
(1) Blighted Area:
That territory bounded by a line extended as follows: Beginning at a point at the center of the intersection of the main channel of the Mississippi River and an extension of the centerline of Kemper Avenue, thence westerly along the extension of the centerline of Kemper Avenue, thence westerly along the centerline of Kemper Avenue to the center of the intersection of Kemper Avenue and Stewart Road, thence southwestly along the centerline Stewart Road to the center of the intersection of Stewart Road and Wallace Street, thence westerly along the centerline of Wallace Street to the center of the intersection of Wallace Street and Aaron Avenue, thence northerly along the centerline of Aaron Avenue to the center of the intersection of Aaron Avenue and Sampson Street, thence westerly along the centerline of Sampson Street to the

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