

2018 EAGLE GROVE HOUSING URBAN
RENEWAL AREA DESIGNATION AND
PLAN HEARING

436775-24

Eagle Grove, Iowa

November 19, 2018

The City Council of the City of Eagle Grove, Iowa, met on November 19, 2018, at 7:21 o'clock, p.m., at the City Hall, Eagle Grove, Iowa, for the purpose of conducting a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and projects. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Pamperin, Vandewater, Ireland, Schild, Jergens and Middleton

Absent: _____.

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the designation of the 2018 Eagle Grove Housing Urban Renewal Area and on an urban renewal plan and projects for the Area had been published according to law and as directed by the Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member Weland moved the adoption of a resolution entitled "A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Projects for the 2018 Eagle Grove Housing Urban Renewal Area," seconded by Council Member Pamperin. After due consideration, the Mayor put the question on the motion and the roll being called, the following named members of the Council voted:

Ayes: Pamperin, Vandewater, Weland, Schild, Jergens and Middleton

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 2018-66

A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the 2018 Eagle Grove Housing Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa, the “Urban Renewal Law,” a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, it has been proposed by the City Council of the City of Eagle Grove, Iowa, (the “City”) that the 2018 Eagle Grove Housing Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described in Exhibit A to this Resolution; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area; and

WHEREAS, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes an initial urban renewal project to be undertaken therein consisting of using tax increment financing to pay the costs of the acquisition of real property and the construction of public infrastructure improvements thereon necessary for the development of a residential housing subdivision; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the Plan and projects for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on November 19, 2018; and

WHEREAS, the Plan was submitted to and commented on by the Planning and Zoning Commission of the City; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to Wright County and the Eagle Grove Community School District; the consultation meeting was held on the 31st day of October, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, pursuant to Section 403.17 of the Code of Iowa, the City has received the executed consent agreements of all owners of “agricultural land” proposed for inclusion in the Urban Renewal Area;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Eagle Grove, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2018 Eagle Grove Housing Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.


Section 4. It is hereby determined by this City Council as follows:

- A. The Plan conforms to the general plan of the municipality as a whole;
- B. Proposed development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives;
- C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Plan. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Plan for the Urban Renewal Area is made a part hereof and is hereby in all respects approved in the form presented to this City Council, and the proposed projects described in the Plan are hereby in all respects approved.

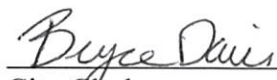
Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 19, 2018.



Mayor

Attest:



City Clerk


**EXHIBIT A
LEGAL DESCRIPTION
2018 EAGLE GROVE HOUSING URBAN RENEWAL AREA**

Certain real property situated in the City of Eagle Grove, Wright County, State of Iowa more particularly described as follows:

148.79 acres more or less to be more particularly described by survey located in the NE ¼ of Section 28 and the SE ¼ SE ¼ lying South and West of RR ROW of Section 21, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa.

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Upon motion and vote, the meeting adjourned.



Mayor

Attest:



City Clerk

STATE OF IOWA
COUNTY OF WRIGHT
CITY OF EAGLE GROVE

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Eagle Grove, Iowa, and 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 the aforesaid 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 designating an urban renewal area and approving the urban renewal plan and project for the 2018 Eagle Grove Housing Urban Renewal Area in the City.

WITNESS MY HAND this 30th day of November, 2018.

Bryce Davis
City Clerk

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan.)



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Planning & Zoning Commission
Wednesday, November 07, 2018
Minutes

Thomas called the meeting to order at 7:00 am.

Roll Call: Maier, Thomas, Bosteder
Absent: Pohlman and Tweeten

The 2018 Eagle Grove Housing Urban Renewal Area and Plan were presented by City Administrator Davis. Maier made a motion to provide a positive recommendation to move forward with the 2018 Eagle Grove Housing Urban Renewal Area and Plan. Second by Bosteder. No further discussion. All ayes. Motion passes.

There was encouragement for more regulation, but the Commission wanted a document that the City Attorney would draft prior to a recommendation. The topic was tabled.

City Administrator Davis provided a few options for consideration to move forward with a recommendation to the City Council for a Residential and Commercial Building Inspector. Maier made the motion for an inspection to be required for primary use and permanent residential and commercial buildings. Second by Bosteder. No further discussion. All ayes. Motion Passes.

Maier made a motion to amend the Code of Ordinances by Modifying Industrial I-1 District by removing all permitted uses of Business B-1 District. Second by Bosteder. No further Discussion. All Ayes. Motion Passes.

The topic to further restrict the use of storage and warehousing pertaining to the Business B-2 District was tabled by Maier. Second by Bosteder. No further Discussion. All Ayes. Motion Passes.

Bosteder made the motion to adjoin. Maier seconds. No further discussion. All ayes. Meeting Adjoined.