

Whereupon, Council member Weland moved that the following resolution be adopted:

RESOLUTION NO. 2021-13

Fixing a date of meeting for public hearing on the consideration and, if appropriate, approval for the disposal and development of certain City-owned real property in the Eagle Grove Housing Urban Renewal Area

WHEREAS, the City of Eagle Grove, Iowa (the "City") has previously established the Eagle Grove Housing Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, one of the City's objectives is to promote residential development in the Urban Renewal Area; and

WHEREAS, the City desires to entertain proposals for the development of certain real property recently developed as the Rotary Addition, currently owned by the City and situated in the NW ¼ NW ¼ of Section 35, Township 91 North, Range 26 West of the 5th P.M. in Eagle Grove, Iowa, the description of which is set forth as Exhibit A, for future residential thereon; and

WHEREAS, it is now necessary to make provision for the possible disposition of the Properties, in accordance with the provisions of Section 403.8 and 364.7 of the Code of Iowa, to a developer or developers who can undertake the development thereof;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Eagle Grove, Iowa, as follows:

Section 1. In accordance with the provisions of Section 403.8.1 of the Code of Iowa, the City Council hereby prescribes the following process for the disposition of the Properties:

A. A public hearing will be held on the proposal to sell the Properties as set forth in Section 2 of this Resolution. Following the public hearing, the City Council may determine to dispose of the Properties should it be in the best interests of the City in light of the urban renewal and development objectives of the City. Proposals and consideration for the disposal of each individual property will be made at the time a bona fide offer is submitted to the City. The City Council deserves the right to enter into Closed Session to consider the offer. The properties will be disposed of via Resolution and after proper notice has been provided. The City Council will not hold public hearings to consider every potential sale of every lot, but will instead hold one public hearing for the consideration of disposal of all lots at one time. The public has the right to provide their comments and objections at the time a Resolution is presented to dispose of the lot or lots.

Section 2. The City Council will hold a public hearing on the proposal to sell the Properties as set out in the preamble hereof at 6:30 p.m., on the 17th day of May, 2021, via zoom meeting available to the public. Should you need assistance, please contact City Hall. Following the public hearing, the City Council may proceed with the disposition of the Properties.

Section 3. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Properties, by publication, at least once, not less than thirty days prior to the date set for the consideration or acceptance of disposal, in a newspaper of general circulation in the City. Furthermore, the City Clerk is hereby authorized and directed to give notice by posting notice in City Hall and by such reasonable electronic means as may be available to the City as soon as practical following the adoption of this resolution. Such notice shall be substantially in the form which is attached to this resolution.

Section 4. The City Council hereby declares that if, after review and public hearing, the Properties shall be subsequently disposed of in accordance therewith. The City Council further declares that this Resolution constitutes the notification of intent to accept proposals as provided for in Section 403.8 of the Code of Iowa. The City reserves the right to consider the legal and financial ability of developers submitting proposals to carry out the desired development of the Property. Furthermore, the City reserves the right to negotiate for proposals with respect to the desired development of the Properties.

Section 5. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

The motion was seconded by Council member Quintus and after due consideration thereof, the roll was called and the following Council members voted:

Ayes: Schild, Weland, Jergens, Quintus

Nayes:

Absent: Pamperin and Middleton

Whereupon, the Mayor declared said this Resolution duly passed and adopted this 15th day of March, 2021.

Sandra McGrath

Mayor Sandra McGrath

Attest:

Byrce Davis

City Clerk

Exhibit A

Description of the Property:

Property Addresses: Lot 1-12, Block 1, Rotary Addition, Wright County, Iowa

Legal Description:

Lots 1-12, Block 1, Rotary Addition, Wright County, Iowa situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 91 North, Range 26 West of the 5th P.M.

STATE OF IOWA
COUNTY OF WRIGHT
CITY OF EAGLE
GROVE

SS:

I, the undersigned, Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the Council's proposal to take action in connection with the disposition of real property, as referred to therein.

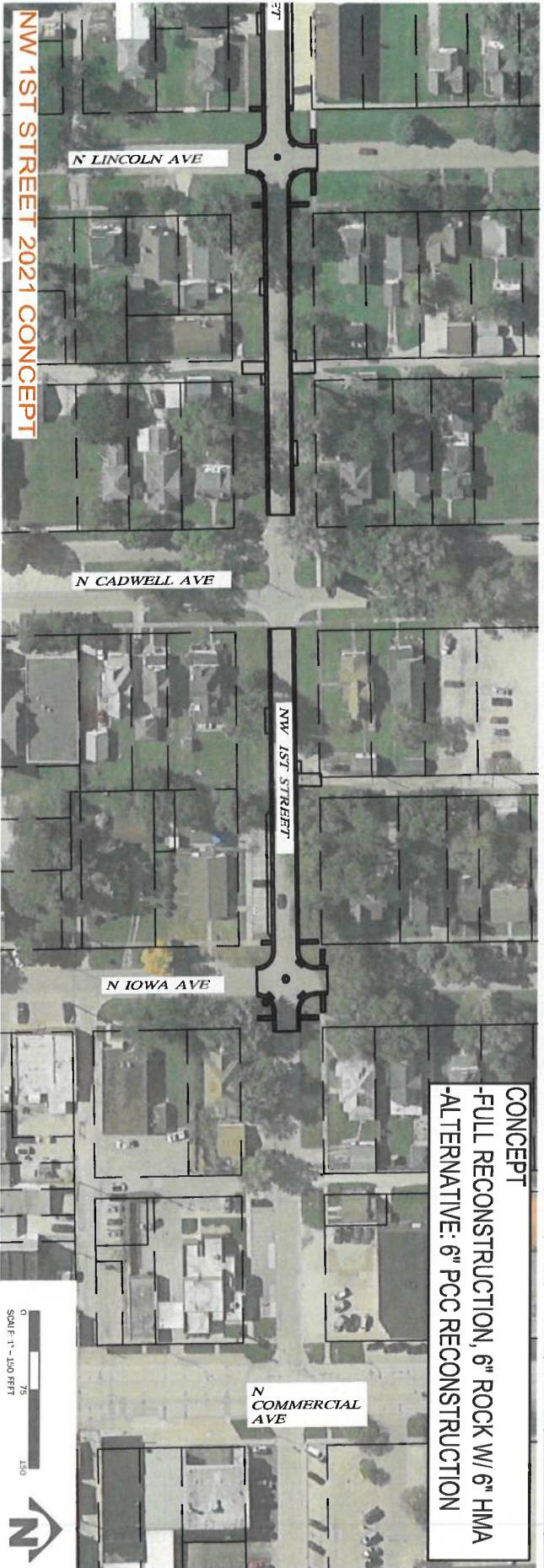
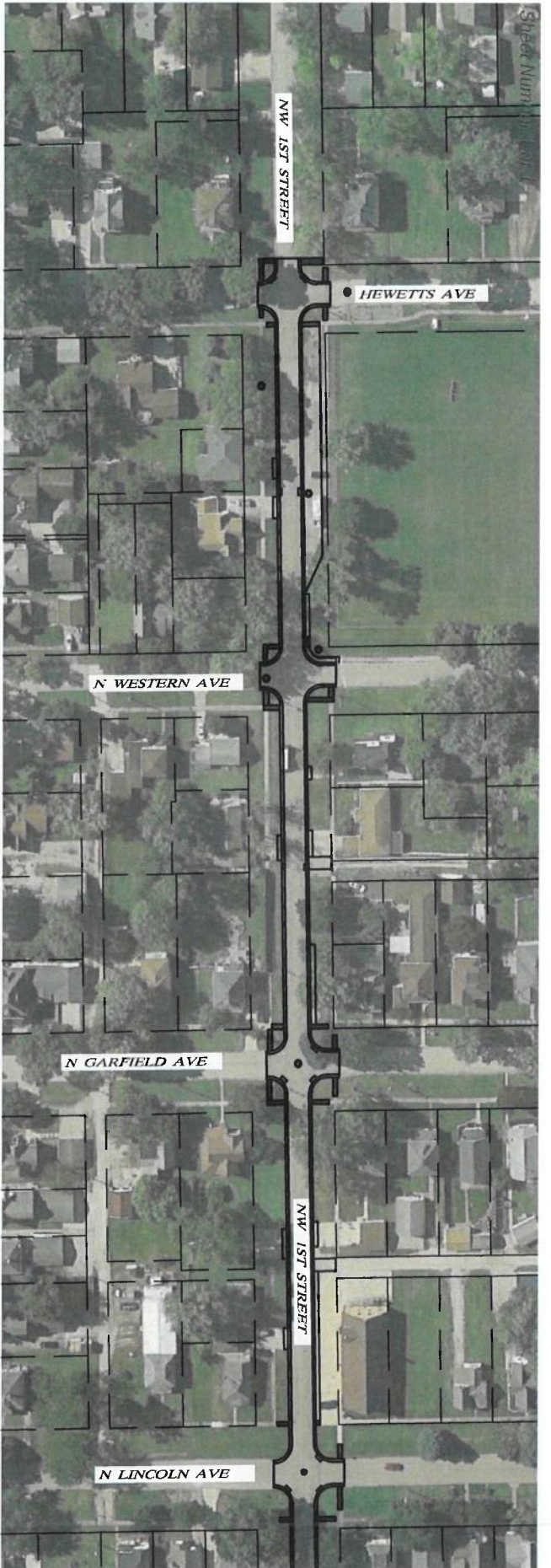
WITNESS MY HAND hereto affixed this 25th day of March, 2021.



City Clerk

| Budget worksheet | Actual | Re-est | Re-est. | Re-est | Est Bal | Budgeted | Transfers | Budgeted | Bud. Bal | notes |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--|--|
| FUND | 7/1/2020 | Revenues | Transfers | Expenses | 6/30/2021 | Revenues | Transfers | Expenses | 6/30/2022 | |
| General | 409057 | 1801964 | 18400 | 1658744 | 570677 | 1607097 | 7500 | 1706801 | 478473 | library furnace 48k in FY 21 Library share??? Not in these numbers need to find out about contribution from them |
| Pool-rec | 6635 | | | | 6635 | 0 | | | 0 | |
| total | 415692 | 1801964 | 18400 | 1658744 | 577312 | 1607097 | 7500 | 1706801 | 485108 | |
| Hotel motel tax | 29002 | 20000 | -20000 | | 29002 | 40000 | | 60000 | 9002 | |
| SWW/CoEMS | 15519 | 30000 | | 29000 | 16519 | 30000 | | 30000 | 16519 | |
| Employee Benefits | 92564 | 477174 | | 509254 | 60484 | 547100 | | 558260 | 49324 | LOST transfers 175008 to DS (aquatic) |
| Local Option Sales tax | 135754 | 490000 | -3808 | 337500 | 284446 | 450000 | -665008 | 69438 | 100k to Sponsored prj, 350K street prj | |
| Road Use Tax | 360922 | 480000 | | 585860 | 255062 | 480000 | | 516535 | 218527 | 40k to DS for 2014 bond (streets) |
| Garbage | 6402 | 290000 | -7500 | 282500 | 6402 | 290000 | -7500 | 282500 | 6402 | |
| CDBG HOUSING | 18000 | 175000 | | 181000 | 12000 | 105000 | | 113000 | 4000 | HOUSING |
| CDBG FACADE ETC | -72483 | 300000 | 71250 | 300000 | -1233 | 126000 | 150000 | 274000 | 767 | FAÇADE AND MISC OTHER |
| Police Reserves, etc | 10257 | 5000 | | 5000 | 10257 | 5000 | | 5000 | 10257 | |
| total | 595937 | 2267174 | 39942 | 2230114 | 672939 | 2073100 | -522508 | 1839295 | 384236 | |
| Water | 73608 | 658400 | | 708500 | 23508 | 710300 | | 709550 | 24258 | |
| Water Cap Improvem | 395788 | 150000 | -238243 | 250000 | 57545 | 170000 | -75000 | 100000 | 52545 | transfer to sponsored project |
| Water CDBG | | 205257 | 238243 | 443500 | 0 | | | | 0 | |
| Sewer | 503365 | 2324000 | -1260000 | 1216100 | 351265 | 2420100 | -1335000 | 1200200 | 236165 | |
| Sewer Cap Improvem | 323727 | 259000 | | 383307 | 199420 | 112500 | -75000 | 175000 | 61920 | transfer to sponsored project |
| Sewer CDBG | | 673500 | | 673500 | 0 | | | | 0 | |
| Meter deposit | 113230 | 30000 | | 16000 | 127230 | 30000 | | 20000 | 137230 | |
| Equipment Replace | 37263 | 47000 | | 53135 | 31128 | 56000 | | 80000 | 7128 | |
| Sewer Rev Bond Res | 75802 | 0 | 112824 | | 188626 | | | | 188626 | |
| Sewer Rev Bond Sink | 112824 | | 1147176 | 1252000 | 8000 | | 1335000 | 1335000 | 8000 | |
| Self Insurance | 2200 | 5500 | | 7500 | 200 | 5500 | | 5500 | 200 | |
| total | 1637807 | 4352657 | 0 | 5003542 | 986922 | 3504400 | -150000 | 3625250 | 716072 | |
| Museum Renovation | 17488 | 100 | | 5000 | 12588 | 100 | | 5000 | 7688 | |
| Wellness Center Prj | | 2140000 | | 275000 | 1865000 | | | 1865000 | 0 | fund 305 |
| Sponsored Project | -217684 | 300000 | | 450000 | -367684 | 2200000 | 250000 | 2050000 | 32316 | 75k wtr cap 75k sewer cap 100k lost |
| DD#15 | -183962 | 670000 | -185900 | 400000 | -99862 | 350000 | | 100000 | 150138 | |
| 2021 Street Project | 0 | | | | 0 | | | 600000 | 0 | |
| 2016-17 bond sale | 0 | | | | 0 | | | | 0 | |
| Capital Impr. Reserve | -45883 | 66370 | 20000 | 38000 | 2487 | 67901 | -40000 | 30000 | 388 | transfer to debt service for ladder truck |
| 2019A proj, cc incnt | 642645 | 100 | | 350000 | 292745 | 100 | -250000 | 42845 | 42845 | transfer for 2021 street prj |
| 2019 B-land, hotel | 401772 | 3200 | -161250 | | 243722 | 3200 | -246000 | 922 | 922 | transfer 96.96k to DS 150k to façade |
| Fire Dept Ladder Truck | 77271 | 29171 | | 88120 | 18322 | | -18120 | 202 | 202 | transfer to debt service |
| total | 691647 | 3208941 | -327150 | 1606120 | 1967318 | 2621301 | 295880 | 4650000 | 234499 | |
| Debt Service | 1286 | 154345 | 568808 | 742742 | -18303 | 201263 | 744797 | 926558 | 1199 | Debt service FY 21 deficit due to EG Wings non payment |
| TIF | 53435 | 325700 | -300000 | 40000 | 39135 | 396497 | -375669 | 45296 | 14667 | transfer to DS plus expenses Gold Eagle Coop-TIF rebate, misc econ develop |

| | A | B | C | D | E | F | G | H | I | J |
|----|-------------------------|---|----------------|---------------|---------------|---|---|---|---|---|
| 1 | <u>Levy Comparisons</u> | | <u>FY 2020</u> | <u>FY2021</u> | <u>FY2022</u> | | | | | |
| 2 | | | | | | | | | | |
| 3 | Regular General Levy | | 8.10 | 8.10 | 8.10 | | | | | |
| 4 | | | | | | | | | | |
| 5 | Transit | | 0.08066 | 0.07061 | 0.0691 | | | | | |
| 6 | Memorial Hall | | 0.05423 | 0.07433 | 0.05306 | | | | | |
| 7 | | | | | | | | | | |
| 8 | Liability property ins | | 0.069519 | 0.78171 | 0.73544 | moved some cost to RUT | | | | |
| 9 | | | | | | | | | | |
| 10 | Support Emerg Mgmt | | 1.3593 | 1.23945 | 1.22966 | | | | | |
| 11 | | | | | | | | | | |
| 12 | Library | | 0.27 | 0.27 | 0.27 | | | | | |
| 13 | | | | | | | | | | |
| 14 | Employee Benefits | | | | | | | | | |
| 15 | FICA/lpers | | 1.62009 | 1.80538 | 1.78432 | | | | | |
| 16 | Health, w/c insurance | | 2.57458 | 3.04345 | 3.50024 | | | | | |
| 17 | | | | | | Could subtract .26 if 7 full time police family health vs 8 | | | | |
| 18 | Debt Service | | 1.48236 | 2.42082 | 1.71663 | | | | | |
| 19 | | | | | | | | | | |
| 20 | Capital Improv Reserve | | 0.675 | 0.675 | 0.675 | | | | | |
| 21 | | | | | | | | | | |
| 22 | Total | | 18.14178 | 17.25038 | 18.13345 | | | | | |



CONCEPT
 -FULL RECONSTRUCTION, 6" ROCK W/ 6" HMA
 -ALTERNATIVE: 6" PCC RECONSTRUCTION



Architecture + Engineering + Environmental + Planning
 ISGinc.com

NW 1ST STREET
 EAGLE GROVE, IOWA - 10/15/2020
 ISG PROJECT NO. 20-24625

