

ORDINANCE NO. \_\_\_\_\_

An Ordinance Designating an Area of Muscatine, Iowa, as the Muscatine Grandview Avenue Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Code"), 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 Code; and

WHEREAS, pursuant to the provisions of the Code, the City Council of the City of Muscatine, Iowa, (the "City") has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the Muscatine Grandview Avenue Urban Revitalization Area, that the property situated in the Muscatine Grandview Avenue Urban Revitalization Area comprises an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

WHEREAS, pursuant to the provisions of the Code, the City prepared a Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area and held a public hearing on the Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Code, the City has adopted the Proposed Plan for the Muscatine Grandview Avenue 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 Code and in consideration of the recitations set out in the preamble hereof, the area formed by contiguous real estate parcels bearing Muscatine Property Tax Parcel Identification Numbers, as follows:

- 1302154017 1302154019 1302154025, 1302154026, 1302154027, 1302154028, 1302154029, 1302155020
- 1302155021, 1302155022, 1302155025, 1302158016, 1302158020, 1302158022, 1302158024, 1302158028,
- 1302158032, 1302158036, 1302158037, 1302159002, 1302159003, 1302159004, 1302159005, 1302159009,
- 1302159011, 1302159012, 1302181006, 1302181010, 1302181012, 1302183007, 1302184002, 1302303008,
- 1302304014, 1302304015, 1302304016, 1302305001, 1302305002, 1302305003, 1302305005, 1302305006,
- 1302305007, 1302305010, 1302305011, 1302305012, 1302307010, 1302307011, 1302307012, 1302307013,
- 1302307016, 1302307018, 1302308001, 1302309001, 1302309002, 1302309003, 1302309006, 1302309007,
- 1303434002, 1303434004, 1303437010, 1303437011, 1303437012, 1303437013, 1303437014, 1303437015,
- 1303457002, 1303457002, 1303457009, 1303477009, 1303477010, 1303477011, 1303477012, 1303478006,
- 1303478008, 1303480006, 1303480010, 1303481001, 1303481013, 1303481016, 1303483007, 1303484003,
- 1303484004, 1303485005, 1303485012, 1303485013, 1303485014, 1309400012, 1309400019, 1309400021,
- 1309400023, 1309400027, 1309400028, 1309400029, 1309400031, 1309400039, 1309400043, 1309400041,
- 1310126002, 1310126003, 1310127006, 1310176002, 1310176003, 1310176004, 1310176005, 1310176006,
- 1310176007, 1310177004, 1310177005, 1310177006, 1310202001, 1310202005, 1310202006, 1310202009,
- 1310202010, 1310202012, 1310202014, 1310202015, 1310202016, 1310202017, 1310202018, 1310203002,
- 1310203006, 1310203007, 1310205001, 1310205002, 1310205003, 1310205004, 1310205005, 1310205006,
- 1310206002, 1310206009, 1310206010, 1310206011, 1310206012, 1310208001, 1310208002, 1310208005,
- 1310208006, 1310209008, 1310209009, 1310212002, 1310212005, 1310212006, 1310251002, 1310301010,
- 1310301014, 1310301015, 1310301016, 1310301018, 1310301019, 1310301022, 1310301030, 1310301035,
- 1310302001, 1310351001, and 1316200019.

is hereby designated as the Muscatine 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 November 17, 2016.

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Mayor

Attest:

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City Clerk

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Upon motion and vote, the meeting adjourned.

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Mayor

Attest:

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City Clerk

**ATTESTATION CERTIFICATE**

STATE OF IOWA  
COUNTY OF MUSCATINE                                  SS  
CITY OF MUSCATINE

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 City Council, held as therein shown insofar as such minutes pertain to the adoption of the proposed plan for the Muscatine Grandview Avenue Urban Revitalization Area and the passage of an Ordinance designating the Muscatine Grandview Avenue Urban Revitalization Area, including a true, correct and complete copy of the ordinance referred to in said minutes.

I certify further that I filed a copy of the plan and the resolution approving the plan with the Muscatine County Assessor.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

**PUBLICATION CERTIFICATE**

STATE OF IOWA  
COUNTY OF MUSCATINE                                      SS  
CITY OF MUSCATINE

I, the undersigned, do hereby certify that I am the duly appointed City Clerk of the City of Muscatine, Iowa, and do hereby certify that “Ordinance No. \_\_\_\_\_. An Ordinance Designating an Area of Muscatine, Iowa, as the Muscatine Grandview Avenue Urban Revitalization Area”, of which the printed slip attached to the publisher’s original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
City Clerk

**(Attach hereto publisher’s affidavit of publication with clipping of ordinance as published.)**

**(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.)**

November 11, 2016

**VIA EMAIL**

Gregg Mandsager  
City Administrator/City Hall  
Muscatine, IA

Re: Muscatine Grandview Avenue Urban Revitalization Area  
Our File No. 421464-48

Dear Gregg:

We have prepared and attach proceedings relating to the adoption of a proposed plan (the “Plan”) for an urban revitalization area within the City of Muscatine and proceedings relating to the designation by ordinance of that revitalization area. The proceedings attached include the following items:

1. Resolution adopting the Plan. If any final adjustments to the Plan are needed, please notify Amy or me so that we can transcribe them.

2. Ordinance designating the Muscatine Grandview Avenue Urban Revitalization Area. We have prepared the proceedings on the presumption that the City Council will waive the statutory requirement that an ordinance be considered at two meetings prior to the meeting at which it is finally adopted. This waiver requires the affirmative vote of not less than six of the seven Council Members. If the Council does not choose to follow this procedure, we will be happy to provide substitute proceedings covering the separate considerations of the ordinance.

3. Attestation Certificate with respect to the validity of the entire transcript.

4. Publication Certificate attesting to the publication of the ordinance designating the Muscatine Grandview Avenue Urban Revitalization Area, to which should be attached the publisher’s affidavit of publication.

Please print an extra copy of the ordinance for publication in your local newspaper.

While it is not required by statute, we recommend that you file a copy of the Plan and the resolution adopting it with the Muscatine County Assessor.

As soon as these proceedings have been completed, please return one fully executed copy to our office.

If you have any questions, please contact Amy Bjork or me.

Best regards,

John P. Danos

Attachments

cc: Nancy Lueck