

RESOLUTION NO. 18-26C

A Resolution Finally Adopting the Proposed Plan for the 2018 Stuart Housing Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of Stuart, Iowa (the "City"), may designate an area of the City as an urban revitalization area, if that area meets the criteria of Section 1 of said Chapter 404; and

WHEREAS, the City Council of the City did find and determine that an area within the City identified by previous resolution as the 2018 Stuart Housing Urban Revitalization Area (the "Area") meets the criteria of Section 1 of said Chapter 404; and

WHEREAS, pursuant to the provisions of the Code, before designating any area to be an urban revitalization area, the City must prepare a draft plan (the "Plan") for such revitalization area and hold certain public hearings thereon; and

WHEREAS, after mailed and published notice thereof was given, as required by the Code, the City Council of the City did, on May 14, 2018, hold a public hearing on the designation of the Area and the adoption of the Plan therefor and considered all objections, comments, and evidence there presented; and

WHEREAS, the Code gives owners or tenants of property within the proposed Area thirty (30) days in which to petition for an additional public hearing; and

WHEREAS, no petition requesting an additional public hearing has been submitted to the City as of July 9, 2018, and it is now necessary to give final approval to the Plan and to the establishment of the Area;

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

Section 1. The Plan is hereby approved and adopted. Furthermore, the Area is hereby established pending adoption of an ordinance designating the Area as provided for in Chapter 404.

Section 2. The City Clerk is hereby directed to file a copy of this resolution and of the Proposed Plan with the Adair and Guthrie County Assessors.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 9, 2018.

Mayor

Attest:

City Clerk

ORDINANCE NO. 18-02^e

An Ordinance Designating an Area of Stuart, Iowa, as the 2018 Stuart Housing 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 Stuart, Iowa, (the "City") has by resolution determined, with respect to an area within the City, hereinafter described in Section 1 and known as the 2018 Stuart Housing Urban Revitalization Area, that:

(a) *The 2018 Stuart 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.*

(b) *The 2018 Stuart 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.*

(c) *The redevelopment, economic development and promotion of housing and residential development in the 2018 Stuart Housing Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the 2018 Stuart Housing Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.*

WHEREAS, pursuant to the provisions of the Code, the City prepared a Proposed Plan for the 2018 Stuart Housing Urban Revitalization Area and held a public hearing on the Proposed Plan for the 2018 Stuart Housing Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Code, the City has adopted the Proposed Plan for the 2018 Stuart Housing Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Stuart, in Adair and Guthrie Counties, Iowa, as follows:

Section 1. In accordance with the Code and in consideration of the recitations set out in the preamble hereof, such property lying within the City and being described as follows:

All real property situated within the incorporated municipal limits of the City of Stuart, Counties of Guthrie and Adair, State of Iowa as of April 1, 2018 EXCEPT certain real property situated in the City of Stuart, Guthrie County, State of Iowa more particularly described as follows:

Parcel "D" in the Southeast Quarter (SE 1/4) of Section 33, Township 78 North, Range 30 West of the 5th P.M., Guthrie County, Iowa, more particularly described as follows:

Commencing as a point of reference at the South quarter (S 1/4) corner of said Section 33;

Thence S 89° 26' 22" E (all bearings referenced to Grid North Iowa State Plane South Zone), a distance of 1645.66 feet along the South line of said SE 1/4 to the Southwest corner of Parcel "C" in said SE 1/4 as recorded in Book I Page 160 in the Recorder's office of said Guthrie County;

Thence N 00° 55' 25" E, a distance of 761.01 feet along the West line of said Parcel "C" to the Northwest corner of said Parcel "C", said corner lying on the West line of the East three-eighths of said Southeast Quarter (E 3/8 SE 1/4), said corner also being the point of beginning;

Thence N 00° 55' 25" E, a distance of 421.12 feet along said West line;

Thence S 89° 04' 39" E, a distance of 160.00 feet;

Thence N 00° 55' 28" E, a distance of 260.00 feet;

Thence S 89° 28' 56" E, a distance of 720.00 feet;

Thence S 00° 55' 22" W, a distance of 680.00 feet to the North line of Parcel "B" in said SE 1/4 as recorded in Book H Page 84 in said Recorder's office;

Thence N 89° 30' 06" W, a distance of 566.74 feet along said North line to the Northwest corner of said Parcel "B", said Northwest corner also being the Northeast corner of said Parcel "C",

Thence N 89° 26' 45" W, a distance of 313.27 feet along the North line of said Parcel "C" to the point of beginning.

Containing 556,965 square feet or 12.79 acres, more or less;

AND

Parcel E of the Southeast Quarter of the Southeast Quarter of Section 33, Township 78 North, Range 30 West of the 5th P.M., City of Stuart, Guthrie County, Iowa. Said Parcel E is more particularly described as follows:

Commencing at the Southeast corner of said SE 1/4 of the SE 1/4; thence North 00° 51' 04" East 761.86 feet along the East line thereof to the North line of Parcel B as shown on the Plat of Survey found in Book H on Page 84 in the Guthrie County Recorder's office, said point being the Point of Beginning: thence North 89° 30' 06" West 101.16 feet along said North line to the Southeast corner of Wambold Addition, an Official Plat, now included in and forming a part of the City of Stuart, Guthrie County, Iowa; thence North 00° 55' 22" East 360.00 feet along the East line of said Addition; thence South 89° 30' 06" East 100.71 feet to the East line of said SE 1/4 of the SE 1/4; thence South 00° 51' 04" West 360.00

feet along said East line to the Point of Beginning. Said Parcel E contains 0.83 acres,

AND

Parcel F of the Southwest Quarter of the Southwest Quarter of Section 34, Township 78 North, Range 30 West of the 5th P.M., City of Stuart, Guthrie County, Iowa. Said Parcel F is more particularly described as follows:

Commencing at the Southwest corner of SW 1/4 of the SW 1/4; thence North 00° 51' 04" East 761.86 feet along the West line thereof to the North line of Parcel B as shown on the Plat of Survey found in Book H on Page 84 in the Guthrie County Recorder's office, said point being the Point of Beginning; thence continuing along said West line North 00° 51' 04" East 360 feet; thence South 89° 30' 06" East 1074.29 feet; thence South 00° 55' 22" West 360.00 feet to the North line of said Parcel B; thence North 89° 30' 06" West 1073.84 feet along said North line to the Point of Beginning. Said Parcel F contains 8.88 acres.

is hereby designated as the 2018 Stuart 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.

First consideration passed by the City Council of the City of Stuart, Iowa, the 9th day of July, 2018 and second and final passage on July 23, 2018.

Mayor

Attest:

City Clerk

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Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

NAME	ANNUAL SALARY Y2017/2018	ANNUAL HEALTH INS.	ANNUAL L.T. DISABILITY INS.	ANNUAL W.COMP INS.	ANNUAL LIFE INS.	ANNUAL CLOTHING ALLOWANCE	FICA 7.65%	IPERS 8.93% 9.84%	TOTAL
Ashour, Ashraf	\$44,908.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,435.46	\$4,010.29	\$52,353.78
Morgan, Mike	\$19,182.77	\$7,809.07	\$285.84	\$251.29	\$61.50	\$0.00	\$1,467.48	\$1,713.02	\$30,770.97
Sarah, Stouffer	\$11,648.00	\$15,618.24	\$433.92	\$152.47	\$123.00	\$0.00	\$891.07	\$1,040.16	\$29,906.86
kory, Guisinger	\$35,360.00	\$15,618.24	\$526.92	\$462.86	\$123.00	\$250.00	\$2,705.04	\$3,157.65	\$58,203.71
Henderson, Jim	\$58,240.00	\$15,618.24	\$867.72	\$762.94	\$123.00	\$250.00	\$4,455.36	\$5,200.83	\$85,518.09
Pedro, Ieyva	\$35,500.00	\$15,618.24	\$528.96	\$464.70	\$123.00	\$250.00	\$2,715.75	\$3,493.20	\$58,693.85
David, Reha	\$49,772.92	\$15,618.24	\$741.60	\$652.02	\$123.00	\$250.00	\$3,807.63	\$4,897.66	\$75,863.06
Luke, Dahl	\$43,100.00	\$15,618.24	\$642.24	\$560.30	\$123.00	\$250.00	\$3,297.15	\$4,241.01	\$67,831.94
Kristen, Renslow	\$55,000.00	\$15,618.24	\$819.48	\$715.00	\$123.00	\$0.00	\$4,207.50	\$4,911.50	\$81,394.72
PART TIME									
Nadine, Avey	\$17.74 PER HOUR								
Joe Hupp	28.00 PER HOUR								
Alan Bovee	12.00 PER HOUR								

CITY

NAME	ANNUAL SALARY Y2017/2018	ANNUAL HEALTH INS.	ANNUAL L.T. DISABILITY INS.	ANNUAL W.COMP INS.	ANNUAL LIFE INS.	ANNUAL CLOTHING ALLOWANCE	FICA 7.65%	IPERS 8.93%	TOTAL
ASHOUR, ASHRAF	\$38,234.18	\$15,618.24	\$1,238.76	\$1,089.16	\$123.00	\$0.00	\$2,924.91	\$3,414.31	\$62,642.57
MORGAN, MIKE	\$19,182.77	\$7,809.07	\$285.84	\$251.29	\$61.50	\$0.00	\$1,467.48	\$1,713.02	\$30,770.97
SARAH STOUFFER	\$17,472.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,336.60	\$1,560.24	\$20,368.84
FOSTER, DUSTIN	\$56,101.97	\$15,618.24	\$835.92	\$734.93	\$123.00	\$280.00	\$3,940.24	\$4,599.53	\$82,233.83
RENSLOW, SEAN	\$47,835.22	\$15,618.24	\$712.80	\$626.64	\$123.00	\$280.00	\$3,659.39	\$4,271.69	\$73,126.98
HOWEY, PAT	\$74,984.00	\$15,618.24	\$1,117.32	\$982.29	\$123.00	\$280.00	\$5,736.28	\$6,696.07	\$105,537.20
Schwery, Ben	\$52,033.18	\$15,618.24	\$775.32	\$681.63	\$123.00	\$280.00	\$3,980.53	\$4,646.56	\$78,138.46
PART TIME									
NADINE AVEY	\$16.94 PER HOUR								
ALAN BOVEE	\$12.00 PER HOUR								

UTILITY

MORRISON BUILDING REPAIRS USING URBAN RENEWAL

Complete roof replacement	\$64,125.00
Rafter inspection and repairs	9,000. 00
New gutters full length of building (Bridgewater Guttering Company)	2,756.00
Window replacement on South side (bids not complete)	12,000.00
Flooring repair and replace in front office	<u>2,200.00</u>
TOTALS:	\$90,081.00

With Urban Renewal Program approval of up to \$90,000.00 how does the City want this structured? Could we request from the program a \$15,000.00 upfront payment with a match of \$15,000.00 from us to get project started as soon as possible.