

MINUTES OF MEETING TO SET HEARING DATE ON PROPOSED AMENDMENT TO REVITALIZATION PLAN

421044-46

Oelwein, Iowa

November 28, 2022

The City Council of the City of Oelwein, Iowa, met on November 28, 2022, at 6:00 p.m. at the Oelwein City Council Chambers, in the City.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

The City Council took up and considered a proposed amendment to the revitalization plan for the Oelwein Residential Revitalization Area in the City of Oelwein, Iowa. Whereupon, Council Member _____ moved the adoption of the resolution declaring necessity and providing for notice of hearing on proposed amendment to the revitalization plan for the Oelwein Residential Revitalization Area. The motion was seconded by Council Member _____, and passed by record vote as follows:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution adopted as follows:

RESOLUTION NO. 5382-2022

Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Oelwein Residential Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Code”), the City of Oelwein, Iowa (the “City”), has designated an area of the City as a revitalization area known as the Oelwein Residential Revitalization Area (hereinafter referred to as the “Urban Revitalization Area”) and adopted an Urban Revitalization Plan (the “Plan”) for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, it has been proposed that the Plan for the Urban Revitalization Area be amended to (1) update the foundational criteria for the Urban Revitalization Area; and (2) update the tax exemption schedules for the residential property tax classification; and

WHEREAS, pursuant to the provisions of the Code, before amending the plan for the Urban Revitalization Area, the City must prepare an amended plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Code; and

WHEREAS, an amended and restated plan (the “Restated Plan”) for the Urban Revitalization Area has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Restated Plan being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa, as follows:

Section 1. It is hereby found, determined and reaffirmed:

(a) The Urban Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

(b) The 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.

(c) The 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.

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

Section 2. It is hereby found and determined that the Restated Plan attached hereto as Exhibit A has been prepared in accordance with the provisions of the Code.

Section 3. This City Council will meet at 6:00 o'clock p.m., on December 12, 2022, at Oelwein Council Chambers, in the City, at which time and place it will conduct a public hearing on the Plan Amendment, pursuant to the Code.

Section 4. The City Administrator is hereby authorized and directed to give notice as required by the provisions of the Code of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Section 5. Such notice shall be in the applicable form substantially, as follows:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF OELWEIN, IOWA, RELATING TO THE ADOPTION OF AN AMENDED AND RESTATED URBAN REVITALIZATION PLAN FOR THE OELWEIN RESIDENTIAL REVITALIZATION AREA FOR THE CITY OF OELWEIN, IOWA, PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Administrator of Oelwein, Iowa (the “City”), an Amended and Restated Urban Revitalization Plan (the “Restated Plan”) for the Oelwein Residential Revitalization Area (the “Urban Revitalization Area”) within the City.

This City Council will meet at 6:00 p.m., on December 12, 2022, at the Oelwein Council Chambers, in the City, at which and place time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Code”) on the proposal to adopt the Restated Plan pursuant to the provisions of the Code. At such public hearing all residents of the City, and any other person having an interest in the matter, may appear and be heard for or against the adoption of the Restated Plan, pursuant to the Code.

The Restated Plan will (1) update the foundational criteria for the Urban Revitalization Area; and (2) update the tax exemption schedules for the residential property tax classification.

Published by order of the City Council of the City of Oelwein, Iowa.

Dylan Mulinger
City Administrator

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

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 28, 2022.

Mayor

Attest:

City Administrator

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

Mayor

Attest:

City Administrator

EXHIBIT A
RESTATED PLAN

ATTESTATION CERTIFICATE

STATE OF IOWA
FAYETTE COUNTY
CITY OF OELWEIN

SS:

I, the undersigned, City Administrator of the City of Oelwein, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of a meeting of the City Council, held as therein shown, insofar as such minutes pertain to the proposed amendment to the Plan for the Oelwein Residential Revitalization Area, including a true, correct and complete copy of the resolution referred to in said minutes.

WITNESS MY HAND this 29 day of November, 2022.

City Administrator

PUBLICATION CERTIFICATE

STATE OF IOWA
FAYETTE COUNTY
CITY OF OELWEIN

SS:

I, the undersigned, Administrator of the City of Oelwein, Iowa, do hereby certify that I caused to be published a notice of public hearing, of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2022.

City Administrator

(Attach hereto publisher's original affidavit of publication of notice with a clipping of the notice as published attached.)

(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 22, 2022

Via Email

Dylan Mulfinger
City Administrator/City Hall
Oelwein, IA

Re: Oelwein Residential Revitalization Area
Our File No. 421044-46

Dear Dylan:

We have prepared and attach proceedings relating to the adoption of a resolution declaring necessity and setting a date for a hearing on the proposal to amend the plan for the Oelwein Residential Revitalization Area plan.

The proceedings attached include the following items:

1. Resolution declaring necessity and providing for notice of hearing. Included as part of the Resolution is the notice, which must be published once in a newspaper published at least once weekly and of general circulation in the City, not less than seven (7) and not more than twenty (20) days before the December 12th hearing date. Please note that the last day on which the notice can be effectively published prior to this meeting date is December 5, 2022. Please print an extra copy of the notice for publishing and filing.
2. Attestation Certificate with respect to the validity of the transcript.
3. Publication Certificate with respect to the publication of the notice.

Please contact John Danos, Erin Regan, Severie Orngard or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Barb Rigdon
Kaylonna McKee