
COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health**

MEMORANDUM

Date: February 13, 2018
To: Mayor and City Council Members
From: Dave Gobin, Community Development Director
Cc: Gregg Mandsager, City Administrator

Re: Resolutions to Sell a Portion of City owned Parcel to Bruce A. Bean

INTRODUCTION: Staff is recommending that a portion of one City owned Parcel, identification number 0835352024, be sold to Bruce A. Bean.

BACKGROUND: The City owns a vacant parcel further described as **the easterly 30.6 feet of Lot 47 of Terrace Heights addition to the City of Muscatine, Iowa.**

In January, Council declared this parcel as surplus and made it available for sale. Subsequently, the City held a public hearing regarding a possible sale. The attached resolutions require Council actions that need to be taken to do this.

RECOMMENDATION: To approve the attached resolutions to sell a specific portion of City property.

BACKUP INFORMATION:

1. Resolution Authorizing the Sale of City Property
2. Resolution Approving an Executed Deed
3. Prepared Deed for Parcel #0835352024
4. Certificate of Process for Sale of City Property

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

Prepared by Dave Gobin, Community Development Director, 215 Sycamore Street, Muscatine, Iowa 52761, 563.262.4141

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SALE OF CITY PROPERTY

WHEREAS, a Resolution was adopted by the City Council of Muscatine, Iowa, on February 1, 2018, concerning the proposed sale of the City's rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution and incorporated by reference; and

WHEREAS, the Resolution provided that notice of intention to vacate and transfer the real property should be given by publication of a Public Notice as required by law; and

WHEREAS, the Resolution provided for a public hearing on the proposed sale of real property, and such public hearing has been held; and

WHEREAS, the City Council finds the sale of the real property will serve the public interest and has approved the sale of the real property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

1. The City of Muscatine, Iowa, will sell and convey its rights, title, and interest in and to the real property described in the copy of the deed attached to this Resolution marked Exhibit A to Bruce A. Bean for \$1,927.80.
2. The Deed will be delivered to the Buyers upon full payment of the purchase price.
3. Any Resolution or part thereof in conflict or inconsistent with this Resolution is repealed.

PASSED, APPROVED, AND ADOPTED this 15th day of February, 2018.

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

(SEAL)

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

Prepared by Dave Gobin, Community Development Director, 215 Sycamore Street, Muscatine, Iowa 52761, 563.262.4141

RESOLUTION NO.

RESOLUTION APPROVING AN EXECUTED DEED

WHEREAS, a Resolution was adopted by the City Council of Muscatine, Iowa, on February 15, 2018 approving the sale of certain real property to Bruce A. Bean; and

WHEREAS, the Resolution requires the City to execute and deliver a deed to the buyer; and

WHEREAS, the Mayor and city Clerk have duly executed such a deed pursuant to the Resolution;

IT IS THEREFORE RESOLVED, BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, that the executed deed, a copy of which is attached to the prior Resolution, is approved in accordance with Iowa Code Section 569.7.

PASSED, APPROVED, AND ADOPTED this 15th day of February 2018.

**CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA**

(SEAL)

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

Prepared by: Andrew Fangman, City Planner, 215 Sycamore Street, Muscatine, IA 52761; 563.262.4141
Return and Tax Statement to: Bruce A. Bean, 523 W. 8th St, Muscatine, IA 50266

DEED

The City of Muscatine, Iowa, a municipal corporation situated in Muscatine County, Iowa, for valuable consideration, transfers and conveys Bruce A. Bean, all its right, title, and interest in the following real property in Muscatine County, Iowa:

**THE EASTERLY 60 FEET OF THE SOUTHERLY 30.6 FEET OF LOT 47 OF
TERRACE HEIGHTS ADDITION TO THE CITY OF MUSCATINE, IOWA.**

Exempt from transfer tax per Iowa Code Section 428A.2(6).

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

IN WITNESS WHEREOF, the City of Muscatine, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Clerk and its seal to be affixed on February 15, 2018.

(CITY SEAL)

CITY OF MUSCATINE, IOWA

By _____
Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on _____, 2018, by Diana L. Broderson and Gregg Mandsager as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa.

Notary Public in and for the State of Iowa

Prepared by Dave Gobin, Community Development Director, 215 Sycamore Street, Muscatine, Iowa 52761, 563.262.4141

CERTIFICATE

I, Nancy Lueck, Director of Finance for the City of Muscatine, Iowa, certify that the attached hereto are true copies of the following:

1. Resolution No. 94155-0218 setting a time and place of a public hearing upon the vacation and sale of a portion of City property identified as Parcel #0835352024 within the City of Muscatine, Iowa and further described as the easterly 60 feet of the southerly 30.6 feet of Lot 47 of Terrace Heights addition.
2. Affidavit of Published notice concerning the public hearing upon the vacation and transfer of City real estate.
3. Resolution No. _____ authorizing the sale of City property to Bruce A. Bean
4. Resolution No. _____ approving the executed deed.
5. Warranty Deed (original).

All related to the sale of the real estate described in those documents, and that all were duly adopted and approved by the City Council for the City of Muscatine, Iowa, and the originals are on file in the City Hall, for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance

Subscribed and sworn to before me, the undersigned, Notary Public by Nancy Lueck, on this the ____ day of February 2018.

Notary Public in and for the
State of Iowa