

RESOLUTION NO. 2019-0202

**A RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE
DECLARATION OF REAL ESTATE AS SURPLUS PROPERTY AND
OFFERING SAID REAL ESTATE FOR SALE (LOTS 5 & 10 OF SCHOLTEN'S
ADDITION)**

WHEREAS, the City Council of Muscatine, Iowa, is considering declaring the following described real estate in Muscatine, Iowa, to-wit:

Lots 5 & 10 of Scholten's Addition

as surplus property and offering said real estate for sale.

WHEREAS, a public hearing must be conducted by the City Council of Muscatine prior to the as surplus property and offering said real estate for sale.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, July 18, 2019, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 18th day of July 2019.

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

Diana L. Broderson, Mayor

Attest:

Jerry Ewers, Acting City Clerk

PUBLIC NOTICE

TO THE CITIZENS OF MUSCATINE, IOWA: You are notified that the City Council of Muscatine, Iowa, is considering declaring the following described real estate in Muscatine, Iowa, to-wit:

Lots 5 & 10 of Scholten's Addition to the City of Muscatine, Iowa "in Muscatine County, Iowa., Muscatine, Iowa as surplus property and offering said real estate for sale.

You are further notified that oral or written statements in support of or opposition to this proposed lease may be made at a public hearing before the City Council to be held at 7:00 o'clock P.M. on July 18, 2019, in the Council Chambers in City Hall, 215 Sycamore Street, Muscatine, Iowa.

Gregg Mandsager, City Clerk



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members
From: Andrew Fangman, City Planner
Cc: Gregg Mandsager, City Administrator
Date: July 3, 2019
Re: Resolution Setting a Public Hearing Regarding the Sale of Surplus City Property (Parcel # 083518225), Lots 5 & 10 Scholten's Addition

The City of Muscatine has accumulated a number of parcels of land for which the continued public ownership no longer serves any useful purpose. In order to return these parcels to a useful purpose, restore them to the tax roll, and to reduce maintenance costs associated with these parcels to the City, the City Council has previously declared a number of City owned parcels as surplus and directed City Staff to actively seek the sale of these surplus properties.

City Staff has negotiated a purchase agreement Robert E. Wilson, an adjoining property owner, regarding the sale of a portion of surplus city owned Parcel # 083518225, Lots 5 & 10 Scholten's Addition, which adjoins 1015 Sycamore Street.

This property is landlocked, it is only accessible by crossing a parcel owned by someone else, and there are no access easements. The remnant alley right of way which adjoins this parcel does not connect with any public right of way, and so does not provide legal access to this property. As such, despite the fact the City owns this property and has the duty to maintain this parcel, the City has no legal means to access this property to perform this required maintenance.

The continued ownership of a parcel that cannot be accessed is not in the best interest of the City. The best solution is to sell this to one of the owners of one of the five directly adjoining parcels, and have them make it part of their existing parcel.

A purchase agreement and purchase price of \$250 has been negotiated with Robert Wilson, the only adjoining landowner who showed an interest in this property. The negotiated price of \$250 is based on the costs to the City of processing the sale of a surplus property. The sale price of \$250 ensures the cost to the City of completing this transaction does not exceed its sale price.

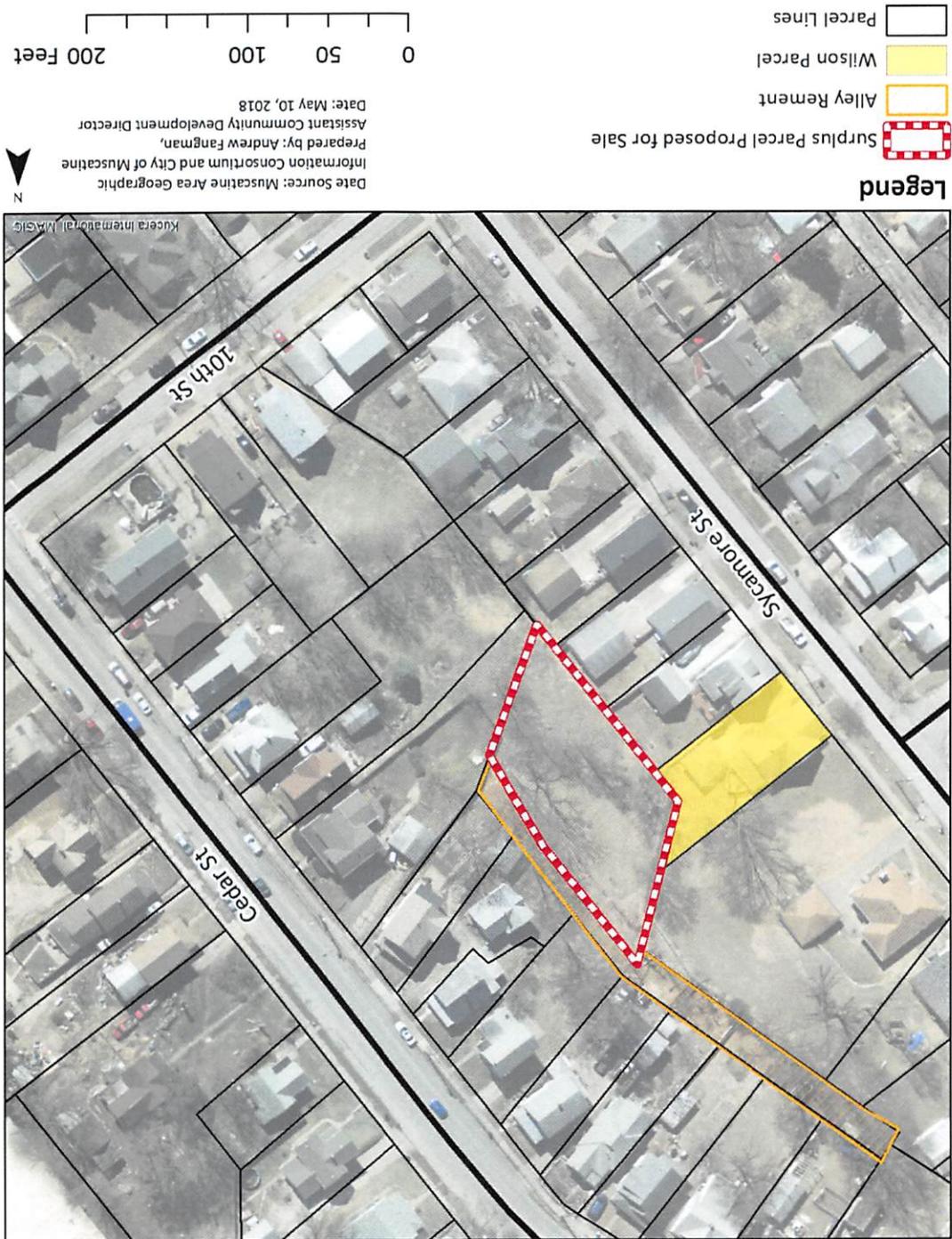
On June 6, 2019 the City Council approved this purchase agreement. The next step in the sales process is to set a public hearing on the sale of this surplus parcel.

Supporting Documents

1. Resolution Setting a Public Hearing

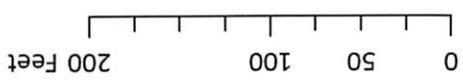
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

2. Public Notice



Legend

- Parcel Lines
- Wilson Parcel
- Alley Remnant
- Surplus Parcel Proposed for Sale



Date Source: Muscatine Area Geographic Information Consortium and City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: May 10, 2018

