



City Hall, 215 Sycamore St.  
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**COMMUNITY DEVELOPMENT**

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

**MEMORANDUM**

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Steven Boka, Director of Community Development  
**Date:** March 28, 2012  
**Re:** Resolution to set a Public Hearing – Sale of Public Property

**INTRODUCTION:** On September 6, 2007 the City entered into an Agreement for the Lease and Conveyance of Real Property with the Adjutant General of Iowa on behalf of and as Chairman of the Iowa Armory Board (public document no. 90255) which granted the state a long term lease of 17.276 acres of real estate located in the southeast portion of the Muscatine Municipal Airport in exchange for the current National Guard Armory property and buildings located at 1421 Park Avenue.

**BACKGROUND:** The existing building and property located at 1421 Park Avenue was accepted by the City Council on March 15, 2012. The City Council subsequently resolved to dispose of the property and established the process for its transfer and sale. Too that end, a notice was prepared inviting interested parties to submit an initial qualifying proposal by April 11<sup>th</sup>. Anyone meeting the qualifying submittal requirements will then be included in a closed bidding auction. Following the closed bidding auction, a review will be conducted and a recommendation made to City Council regarding the sale and transfer of the property. Prior to a sale and transfer of the property, the City must conduct a public hearing.

**RECOMMENDATION/RATIONALE:** It is recommended that the City Council adopt the attached resolution setting April 19, 2012 for a public hearing on the sale and transfer of the public property located at 1421 Park Avenue.

**BACKUP INFORMATION:**

1. Resolution
2. Public Notice

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING THE TIME AND PLACE OF A  
PUBLIC HEARING ON THE SALE AND TRANSFER OF PUBLIC PROPERTY  
WITHIN THE CITY OF MUSCATINE, IOWA.**

**WHEREAS**, the City of Muscatine has authorized the disposal of property located at 1421 Park Avenue, further described as:

A CERTAIN TRACT OR PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-FIVE (25), 533.8 FEET SOUTH OF THE CENTER OF SAID SECTION TWENTY-FIVE (25), THE PLACE OF BEGINNING, RUNNING THENCE EAST TO THE EAST LINE OF PARK AVENUE IN THE CITY OF MUSCATINE, IOWA, TO A POINT 800 FEET NORTHERLY MEASURED ALONG THE EAST LINE OF SAID PARK AVENUE FROM A POINT WHERE THE NORTH LINE OF FAIR OAKS ADDITION TO THE CITY OF MUSCATINE, IOWA, INTERSECTS THE EAST LINE OF SAID PARK AVENUE, THENCE CONTINUING EAST A DISTANCE OF 400 FEET, THENCE NORTH 200 FEET, THENCE WEST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TWENTY-FIVE (25), 333.8 FEET SOUTH OF THE CENTER OF SAID SECTION TWENTY-FIVE (25), 200 FEET TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF THE CITY OF MUSCATINE, IOWA, IN PARK AVENUE ON AND ALONG SAID HALF SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, AND ALSO SUBJECT TO ANY AND ALL EASEMENTS NOW OF RECORD.

and;

**WHEREAS**, the City Council has authorized a closed bid auction of the property to determine if there is sufficient interest in the property prior to considering the sale and transfer; and

**WHEREAS**, the City Council should now set a time and place for a public hearing upon said sale and transfer of the above-mentioned public property,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MUSCATINE, IOWA**, that a public hearing be held on Thursday, April 19, 2012, at 7:00 p.m., in the City Hall Council Chambers in City Hall, and that the public notice of the time and place of said hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa.

**PASSED, APPROVED AND ADOPTED** this 5<sup>th</sup> day of April 2012.

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

\_\_\_\_\_  
DeWayne Hopkins, Mayor

Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

## **PUBLIC NOTICE**

### **NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING ON THE SALE AND TRANSFER OF PUBLIC PROPERTY WITHIN THE CITY OF MUSCATINE, IOWA.**

Public Notice is hereby given that the City Council of the City of Muscatine, Iowa will hold a public hearing to consider the sale and transfer of public property located 1421 Park Avenue. This public hearing will be conducted in the City Hall Council Chambers at 7:00 p.m. on Thursday, April 19, 2012.

The real estate is more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TWENTY-FIVE (25), 533.8 FEET SOUTH OF THE CENTER OF SAID SECTION TWENTY-FIVE (25), THE PLACE OF BEGINNING, RUNNING THENCE EAST TO THE EAST LINE OF PARK AVENUE IN THE CITY OF MUSCATINE, IOWA, TO A POINT 800 FEET NORTHERLY MEASURED ALONG THE EAST LINE OF SAID PARK AVENUE FROM A POINT WHERE THE NORTH LINE OF FAIR OAKS ADDITION TO THE CITY OF MUSCATINE, IOWA, INTERSECTS THE EAST LINE OF SAID PARK AVENUE, THENCE CONTINUING EAST A DISTANCE OF 400 FEET, THENCE NORTH 200 FEET, THENCE WEST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TWENTY-FIVE (25), 333.8 FEET SOUTH OF THE CENTER OF SAID SECTION TWENTY-FIVE (25), 200 FEET TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF THE CITY OF MUSCATINE, IOWA, IN PARK AVENUE ON AND ALONG SAID HALF SECTION LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWO (2) WEST OF THE FIFTH (5<sup>TH</sup>) PRINCIPAL MERIDIAN, AND ALSO SUBJECT TO ANY AND ALL EASEMENTS NOW OF RECORD.

All parties present will be given the opportunity to comment on the proposed sale and transfer of the real estate at the public hearing.

Gregg Mandsager, City Clerk