



PLAN ZONING COMMISSION

Notice of Regular Meeting
Thursday, August 11, 2022 at 5:00 PM
10 W. State Street - Council Chambers

1. Call To Order & Roll Call

Boston
Brodin
Eilers
Gruendler
Medina
Valbracht
Wittkop

2. Review And Approval Of Meeting Minutes For 06/16/2022

Documents:

[061622_PZ_MIN_FINAL.PDF](#)

3. Review And Recommendation To City Council: Glenwood Park 7th Addition Final Plat

Documents:

[081122_PZ__MEMO_GLENWOOD PARK 7TH ADDITION_FINAL PLAT.PDF](#)
[1_GLENWOOD PARK 7TH ADDITION_COVER LETTER.PDF](#)
[2_GLENWOOD PARK 7TH ADDITION_APPLICATION_072822.PDF](#)
[3_GLENWOOD PARK 7TH ADDITION_TITLE OPINION_080422.PDF](#)
[4_GLENWOOD PARK 7TH ADDITION_OWNERS CONSENT AND DEDICATION.PDF](#)
[5_GLENWOOD PARK 7TH ADDITION_AUDITOR AND TREASURER CERT.PDF](#)
[6_GLENWOOD PARK 7TH ADDITION_DECLARATION OF USE RESTRICTIONS.PDF](#)
[7_GLENWOOD PARK 7TH ADDITION_EASEMENT DESCRIPTION_072922.PDF](#)
[8_GLENWOOD PARK 7TH ADDITION_PRELIMINARY PLAT_072822.PDF](#)
[9_GLENWOOD PARK 7TH ADDITION_FINAL PLAT.PDF](#)

4. Review And Recommendation To City Council: Urban Renewal Area No 7 Designation

Documents:

[081122_PZ_MEMO_URBAN RENEWAL AREA NO 7.PDF](#)
[1_URBANRENEWAL_NO7_MEMO.PDF](#)
[2_SET DATE UR AREA NEW \(MARSHALLTOWN-50 2022\).PDF](#)
[3_URBAN RENEWAL PLAN \(MARSHALLTOWN-50 2022\).PDF](#)
[4_URBANRENEWAL_NO7_DETAIL.PDF](#)
[5_URBANRENEWAL_REVITALIZATION_AREAS.PDF](#)

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant and growing community.

Plan and Zoning Commission

Meeting Minutes from June 16, 2022

Meeting location: City Council Chambers, 10 W. State Street, Marshalltown, IA 50158

Meeting time: 5:00 PM

1) Call to order and roll call

Commission members present: Boston, Gruendler, Valbracht and Wittkop

Commission members absent: Brodin, Eilers and Medina

2) Approval of Minutes from 3/10/2022

Minutes approved as distributed.

3) Review and Recommendation to the City Council: Sievers Subdivision Preliminary and Final Plat.

Michelle Spohnheimer, Housing & Community Development Director, presented background on the proposed subdivision which includes a single lot split of a previously divided parcel. The intention is to build a new Single-Family Detached residence.

Valbracht moved to recommend approval of the Sievers Subdivision Preliminary and Final Plat. Second by Gruendler. All Aye. Motion Carried.

With no further business meeting adjourned.

MARSHALLTOWN

— I O W A —

TO: Plan and Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 11, 2022 – Meeting Date

SUBJECT: Review and Recommendation to City Council: Glenwood Park 7th Addition Final Plat

Background: Glenwood Marshalltown, LLC is platting 15.77 ac. for development of housing, continuing Knollway Drive, and creating Woodside Drive for the newly created lots, connecting to Knollway Dr. This property is located north of W. Merle Hibbs Blvd, east of S 8th Street. The attached plat includes 35 developable lots. This area was rezoned as part of the April update to RM, Medium-Density Residential.

Recommendation: The Commission should make a recommendation to the City Council. A resolution would be presented along with the Final Plat and required documents.

Housing & Community Development

36 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.



1360 NW 121st Street
Clive, Iowa 50325
P 515.964.1229

www.mcclurevision.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | SIOUXLAND | SOUTHWEST IOWA | CENTRAL MISSOURI | KANSAS CITY METRO

July 28, 2022

City of Marshalltown
36 N Center St
Marshalltown, Iowa 50158

RE: Glenwood Park Final Plat

On behalf of Glenwood Marshalltown, LLC we respectfully submit the Final Plat and for staff review. The site is located near Knollway Drive and West Merle Hibbs Boulevard. Enclosed with this submittal package please find the following:

- Final Plat
- Preliminary Plat (previously approved)
- Platting Application
- Restrictive Covenants

If you have any questions or require anything further for review, please give me a call at 515.964.1229

Sincerely,

McCLURE ENGINEERING COMPANY

Trent Smith, PE
Civil Engineer

Complete the following contact information. (Please type or print clearly)

Owner Corporation Name	
Contact/Owner Name	
Owner Address	Owner Fax
Owner Phone	
Owner E-mail	

Name of Law Firm	
Attorney Name	
Attorney Address	Attorney Fax
Attorney Phone	
Attorney E-mail	

Engineer Firm Name	
Engineer Contact Person	
Engineer Address	
Engineer Phone	Engineer Fax
Engineer E-mail	

**GRIMES, BUCK, SCHOELL
BEACH & HITCHINS**

ROGER R. SCHOELL
KEVIN R. HITCHINS

JEFFREY P. HAZEN
JOEL R. THRONSON
ZACH LOUTON

ATTORNEYS AT LAW
102 EAST CHURCH STREET
P.O. BOX 776
MARSHALLTOWN, IA 50158-0776
(641) 752-4507
FAX (641) 752-5179

Of Counsel
MAX H. BUCK

Deceased
LEONARD L. GRIMES
GENE L. BEACH

August 1, 2022

Glenwood Marshalltown, LLC
5420 Nicholas St.
Omaha, NE 68132

RE: Title Opinion

Property – 2701 S. 6th St., Marshalltown, IA 50158
801 W. Merle Hibbs Blvd., Marshalltown, IA 50158
807 W. Merle Hibbs Blvd., Marshalltown, IA 50158
813 W. Merle Hibbs Blvd., Marshalltown, IA 50158
819 W. Merle Hibbs Blvd., Marshalltown, IA 50158

GBSB&H Abstract #21-118

EAC Abstract #21-03-75

Dear Buyer:

I have carefully examined the abstract of title in one part, beginning with the root of title and certified to May 6, 2021, at 8:00 a.m., through entry 49, covering the following described real estate, to-wit:

Lots One, Three, Four, Five and Six, Glenwood Park Fourth Addition to
Marshall, Marshall County, Iowa.

I am of the opinion the abstract complies with the Iowa Forty Year Marketable Title Act and find good title to the real estate to be in Gethmann Investment Corporation, grantee named in a Warranty Deed filed September 25, 2015, and recorded at Document No. 2015-00004862 of the records of the Recorder's Office, Marshall County, Iowa. Title is subject to the following:

1. All real estate taxes are paid including both payments payable in the fiscal year 2020-2021. The tax parcel numbers and tax amounts are as follows:

- A. 2701 S. 6th St., PIN #8318-10-433-002, \$646;
- B. 801 W. Merle Hibbs Blvd., PIN #8318-10-432-002, \$558;
- C. 807 W. Merle Hibbs Blvd., PIN #8318-10-432-001, \$558;
- D. 813 W. Merle Hibbs Blvd., PIN #8318-10-431-003, \$770;
- E. 819 W. Merle Hibbs Blvd., PIN #8318-10-431-001, \$770.

2. A plat drawing of the property under examination filed August 7, 2003, and recorded at Document No. 0308140 of the records of the Recorder's Office, Marshall County, Iowa. The plat drawing shows the location of the property within the subdivision, gives its dimensions and shows the access which exists. A copy of the plat drawing is attached to this opinion. You should satisfy yourself as to the location of the boundaries of this property and if it appears that the boundaries of this property are in question, you should consider arranging for a survey.

3. An easement to the City of Marshalltown filed August 7, 2003, at Document No. 0308140 of the records of the Recorder's Office, Marshall County, Iowa. A copy of the easement as it appears in the abstract is attached to this opinion.

4. Restrictive Covenants filed August 7, 2003, at Document No. 0308140 of the records of the Recorder's Office, Marshall County, Iowa. A copy of the Restrictive Covenants as they appear in the abstract is available upon request.

You should also be aware of the following that do not appear in the abstract and, therefore, this opinion is similarly limited:

1. The entire City of Marshalltown is zoned. You should be aware of the effects its zoning ordinance has on this property and satisfy yourself that the use which you expect to make of it does not conflict with the ordinance.

2. Labor or materials furnished within the last 90 days upon the real estate may be a lien upon the premises without appearing in the abstract. You should satisfy yourself that the cost of labor or materials furnished within the last 90 days has been paid.

3. No search has been made for petitions pending under the Dissolution of Marriage Act since these are confidential information. You should satisfy yourself that there is no such action pending which would affect the real estate.

4. You are put on notice of the rights of any parties in possession on the premises and you should make inquiry as to their rights.

5. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but can result in injunctions, fines, required cleanup, or other remedial actions under law. The law may impose liens against the property and personal liability against the owner if these conditions do exist, even though the owner did nothing to create the condition, and acquired the property without knowledge.

Glenwood Marshalltown, LLC

August 1, 2022

Page 3

Subject to the foregoing, you should be satisfied that upon receipt of a Warranty Deed from Gethmann Investment Corporation to Glenwood Marshalltown, LLC merchantable title will be conveyed.

Please do not hesitate to contact the undersigned, if you have questions regarding this opinion.

Very truly yours,

GRIMES, BUCK, SCHOELL, BEACH & HITCHINS



Kevin R. Hitchins

Title Guaranty No. 3097

KRH/pbs

Copy: Brian Danielson
Kristin Polley

I certify that this opinion of title is made pursuant to and in compliance with Section 354.4 and related sections of the 2003 Code of Iowa, as amended.

Sincerely,
JOHNSON, SUDENGA, LATHAM, PEGLOW
& O'HARE, P.L.C.
/s/ GEORGE. W. SUDENGA

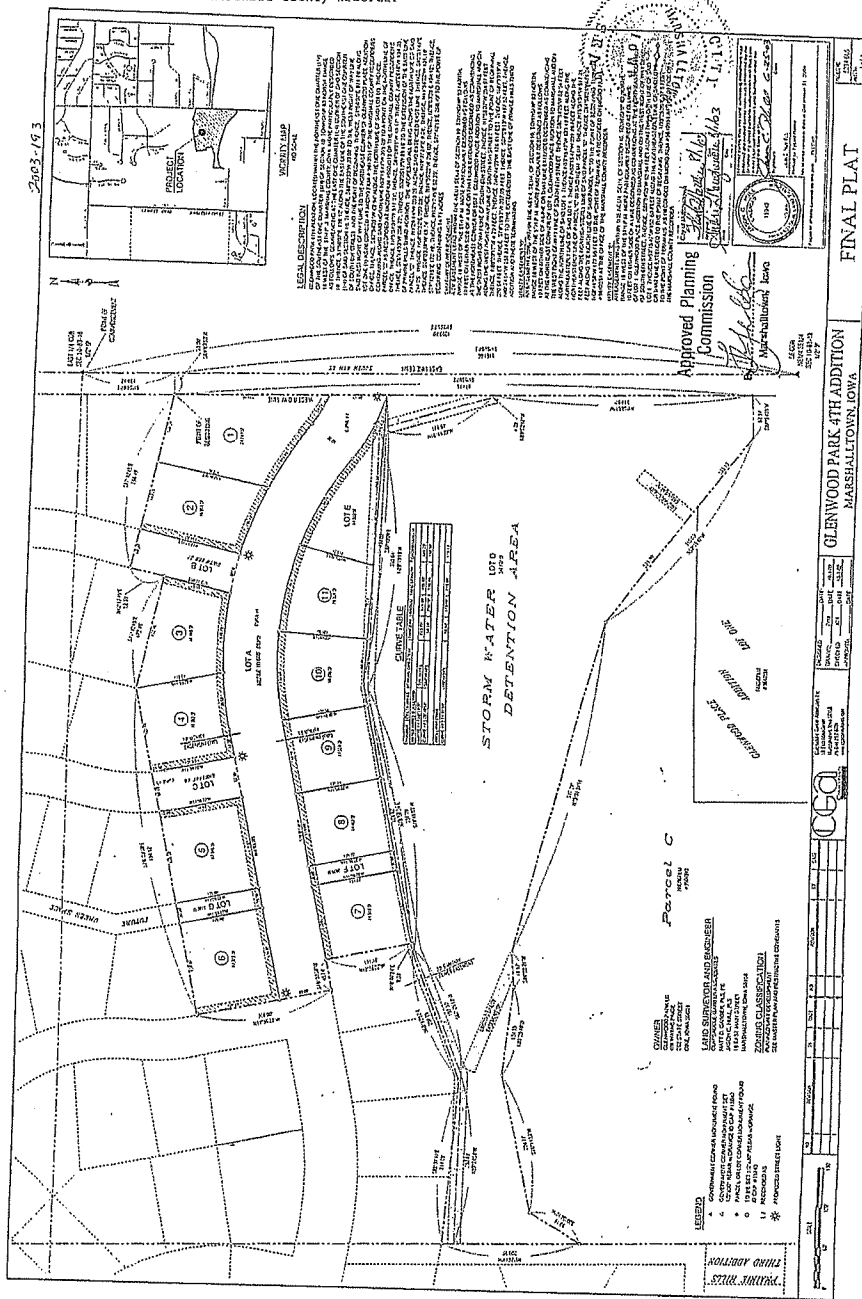
Glenwood Park L.C. : Quit Claim Deed
by Wayne L. Paige, Operating Manager : Filed August 7, 2003
by authority of its Managers : Dated July, 2003
 : Consideration \$1.00
to : Acknowledgment N.P.
 : Recorded Instrument
City of Marshalltown, Marshall County, Iowa : No. 0308140

"... does hereby Quit Claim to ... for use by it and its franchise holders, a right of permanent easement for erection, installation and maintenance of public utilities and services in, under or across the following described real estate, but not including a right of usage for or as a public street or alley.

Lot 1: The Southerly 10 feet;
Lot 2: The Southerly 10 feet and the Westerly 10 feet except the Southerly 10 feet;
Lot 3: The Southerly 10 feet the Easterly 10 feet except the Southerly 10 feet;
Lot 4: The Southerly 10 feet and the Westerly 10 feet except the Southerly 10 feet;
Lot 5: The Southerly 10 feet and the Easterly 10 feet except the Southerly 10 feet;
Lot 6: The Southerly 10 feet and the Westerly 10 feet except the Southerly 10 feet;
Lot 7: The Northerly 10 feet;
Lot 8: The Northerly 10 feet;
Lot 9: The Northerly 10 feet;
Lot 10: The Northerly 10 feet;
Lot 11: The Northerly 10 feet;
Lot E: The Northerly 10 feet
Lot D: a 20 foot utility easement lying within the Northeast Quarter of the Southeast Quarter of Section 10, Township 83 North, Range 18 West of the 5th P.M., more particularly described as follows: 10 feet on either side of a line or that line extended described as commencing at the Northeast corner of Lot 1, Glenwood Place Addition to Marshall and on the West Right-of-Way line of South 6th Street; thence South 1°56'07" East 394.47 feet along the West Right-of-Way line of South 6th Street to the point of beginning; thence North 89°20'17" West 4.29 feet; thence North 16°44'39" West 176.61 feet; thence North 89°19'19" West 390.64 feet; thence South 78°16'53" West 397.09 feet; thence South 67°25'13" West 197.52 feet; thence North 89°24'54" West 252.83 feet to the extension of the East line of Prairie Hills Third Addition and there terminating.

To the City of Marshalltown, Iowa, for use by it, a Right of Easement for erection, installation and maintenance of sanitary sewers and storm sewers, in, under and across the following described real estate:

Lot 7: A sanitary sewer easement in and to real estate described as: Beginning at the Southwest corner of said Lot 7; thence North 11°56'22" West 5.96 feet along the West line of said Lot 7; thence North 78°07'24" East 110.62 feet to the East line of said Lot 7; thence South 11°56'22" East 5.66 feet along said East line to the Southeast corner of said Lot 7; thence South 78°07'24" West 110.62 feet along the South line of said Lot 7 to the Southwest corner of said Lot 7 and the point of beginning.



OWNER'S CONSENT AND DEDICATION

STATE OF IOWA

COUNTY OF MARSHALL

Know all persons by these presents: Glenwood Marshalltown, LLC, being the owner of record and holder in fee simple of the following described real estate, to-wit:

Lots 1, 3.4, 5 and 6, Glenwood Park Fourth Addition to Marshall, Marshall County, Iowa

Being the real estate upon which the following described subdivision, to wit:

Lots 1-35 Glenwood Park 7th Addition to Marshalltown, Marshall County, Iowa

Has been survey, state, platted and laid out into lots, blocks and streets, as shown by the attached final plat drawing, and Shannon Royal for Glenwood Marshalltown LLC, hereby certifies:

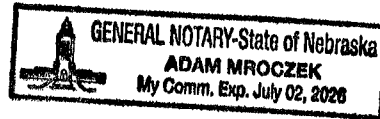
That Michael D. Lee of McClure, having in pursuance of law caused said described lands to be surveyed, staked, laid out and platted into lots, blocks and streets and that the disposition of the real estate as shown by the said plat is with owners' free consent and in accordance with the owner's desires and confirming to the established requirements for the planning and development under the ordinances of Marshalltown, Iowa;

That the measurements of lots, streets and sewer and water lines contained in said addition are as indicated on the attached plat drawing;

That this plat drawing conforms to the preliminary plat as approved by the city of Marshalltown planning and zoning commission and the Marshalltown City Council;

Tab that the County engineer and County sanitarian have certified that all required improvements have been satisfactorily completed in accordance with the construction plans is approved, and in the substantial compliance with the preliminary plat, or that satisfactory arrangements have been made for the completion thereof;

That Lot "A", Glenwood Park 7th Addition , Marshalltown, Iowa, and all drainage, utility, sewer and flood plain easements, together with any public improvements designed, designated and shown upon said plat drawing are hereby dedicated to Marshalltown, Iowa, for public uses and any right, title or interest that the undersigned could have or might claim to have is hereby relinquished and released for said purposes to Marshall County, I will, by the free consent of the undersigned and in accordance with their desires as sole owner and proprietor thereof.



AUDITOR'S APPROVAL OF SUBDIVISION NAME

STATE OF IOWA, MARSHALL COUNTY, ss:

I, Nan Benson, being Auditor of Marshall County, Iowa, do hereby approve, pursuant to Iowa Code §354.6(2) and §354.11(6), the subdivision name

Glenwood Park 7th Addition on the annexed plat and find the same to be succinct and unique in Marshall County, Iowa.

Witness my hand and seal this 1st day of August, 2022.



Nan Benson

Nan Benson, Auditor
Marshall County, Iowa

TREASURER'S CERTIFICATE

STATE OF IOWA, MARSHALL COUNTY, ss:

I, Jarret Heil, being Treasurer of Marshall County, Iowa, do hereby certify that land on which Glenwood Park 7th Addition, Marshalltown, IA, Marshall County, Iowa, is laid out and platted as shown by the annexed plat is free from property taxes.

Witness my hand and seal this 1st day of August, 2022.



Jarret Heil

Jarret Heil, Treasurer
Marshall County, Iowa

**DECLARATION OF USE RESTRICTIONS AND
BUILDING SPECIFICATIONS
FOR LOTS 1-35, INCLUSIVE
IN GLENWOOD PARK SEVENTH ADDITION
MARSHALLTOWN, MARSHALL COUNTY, IOWA**

This declaration is made this ____ day of July, 2022, by Glenwood, LC., an Iowa limited liability company (GLC).

WITNESETH:

Whereas, Glenwood, L.C. (GLC) is the owner of certain property in the City of Marshalltown, Marshall County, Iowa, described as Lots 1 through 7, inclusive, in Glenwood Park Seventh Addition, an Official Plat, now included in and forming a part of the City of Marshalltown, Marshall County, Iowa ("Property"); and

WHEREAS, GLC desires to develop the Property as a planned community and to establish certain Use Restrictions and Building Specifications for the benefit of Owners within Glenwood Park Seventh Addition;

NOW, THEREFORE, GLC by the execution and recording of this document, hereby declares that all Property shall be held, occupied, sold and conveyed subject to the Covenants and Restrictions, conditions and easements set forth herein.

ARTICLE I

General Use Restrictions and Building Specifications

Lots 1 through 35, inclusive, in Glenwood Park Seventh Addition, an Official Plat, now included in and forming a part of the City of Marshalltown, Marshall County, Iowa ("Property") shall be held, occupied, sold and conveyed subject to the following general Use Restrictions and Building Specifications as well as those Restrictions set forth elsewhere in this Declaration:

Single Family Residence. The use of Lots 1-35 shall be limited to single family residential use. Uses of land of structures customarily incidental and subordinate to the single-family residential use as permitted by the City of Marshalltown ("City") Zoning Ordinance are permitted unless prohibited or otherwise regulated by this Declaration. All single family lots must be built on within twelve (12) months of purchase and closing from GLC. In the event construction does not commence in one year, the GLC may, at its option, repurchase the lot at 90% of the previous sale price.

ARTICLE II

Terms of Covenants, Severability

A. Duration. These protective covenants, terms of covenants, severability, conditions, provisions and restrictions of the Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable, by GLC, its successors and assigns, or the owner or owners from time to time of any of the lots subject to this Declaration or any residential lot

abutting such lots which abutting lot is created in any future plat of Glenwood Park Seventh Addition to Marshalltown, Iowa, and their respective legal representatives, heirs, successors and assigns, until January 1, 2042. After January 1, 2042, said protective covenants, conditions provisions and restrictions of this Declaration shall be automatically extended for successive periods of ten (10) years on each tenth anniversary thereof, unless a written instrument, signed and acknowledged by not less than the owners of two-thirds (2/3rds) of the lots shall, prior to such anniversary dated, be recorded with the Recorder for Marshall County, Iowa, abrogating or modifying the same in whole or part.

Notwithstanding anything in this Declaration or by statute to the contrary, the covenants, conditions, provisions and restrictions of this Declaration may be amended or abrogated at any time prior to completion of the houses upon all of said Lots 1-35, Glenwood Park Seventh Addition, by a written instrument, signed and acknowledged by GLC (or its successor or assignee to the entirety of its interest in those lots that remain unsold to a home builder or homeowner) and not less than the owners of two-thirds (2/3rds) of the lots that have been sold for development of houses, and recorded with the Recorder for Marshall County, Iowa.

Notwithstanding anything in this Declaration or by statute to the contrary, the covenants, conditions, provisions and restrictions of this Declaration may be amended or abrogated at any time after completion of the houses upon all said Lots 1-35, Glenwood Park Seventh Addition by a written instrument, signed and acknowledged by not less than the owners of two-thirds (2/3rds) of the lots and recorded with the Recorder for Marshall County, Iowa.

B. Severability. In the event that any one or more of the terms or conditions of this Declaration shall be declared for any reason, by a court of competent jurisdiction, to be null and void, such judgment or decree shall in no way affect, modify, change, abrogate or nullify any of the remaining covenants, conditions, restrictions or terms not so expressly held to be void and the remaining parts of this Declaration shall remain in full force and effect.

C. Architectural Standards.

(1) Character

The character of any structure shall be in harmony with, and compatible with other structures in Glenwood Park Seventh Addition

(2) Finishes

Siding material variations on the elevation for accent purposes are encouraged, but the overall character and predominant siding must be consistent on all four elevations of the structure. Siding shall not have a reveal of greater than 8". Exterior colors shall be earth tones or soft, muted tones. Exterior materials may be pre-finished.

(3) Roof Materials

Roof material shall be slate, tile, cedar shakes, or composition shingles. Composition shingles shall be architectural grade, minimum twenty-five (25) year warranty. Shingle colors shall be muted earth tones and be compatible with and complimentary to the exterior materials and colors. White, white blend, and solid black roof shingles are not acceptable. All flashing and vents shall closely match or blend with the surrounding roof area. All vents and other roof penetrations should be located on the rear elevation wherever possible. Gutters should be part

of the fascia detailing. Gutters and downspouts shall closely match the colors of the surfaces to which they are attached.

(4) Garages

Detached garages are not acceptable. All residences shall have, as a minimum an attached two car garage. Driveways shall be concrete and wide enough to park two cars side by side.

(5) Decks and Porches

Decks attached to the house should be built from materials similar to those used on the house. Unpainted wood decks, though appropriate for rear yard spaces, are not acceptable as front entry porches. Entry porches should be designed as integral, yet dominant features that invite entrance to the dwelling. Columns supporting porch roofs should be massive in scale (minimum 6" x 6"). Built up box columns or tapered round columns are encouraged. Handrails shall match the architectural style of the home. All wood steps to entry porches shall have enclosed risers.

(6) Minimum House Sizes

All single-family homes shall contain a minimum square foot of living space exclusive of attached garages, breezeways, porches, and finished basement areas, as follows;

- (a) One-story dwellings must have a minimum of 1,300 square feet of finished area directly under the roof.
- (b) All split level, raised ranch, or split foyer dwellings must have a minimum of 1,300 square feet of finished area directly under the roof.
- (c) All 1 1/2 story dwellings must have a total finished floor area of 1,800 square feet.
- (d) All twostory dwellings must have a finished floor area of not less than 1,350 square feet total finished, above grade.

(7) Setbacks

The minimum setbacks shall be measured from the lot line to the nearest building or structure. No buildings or structures (except for permitted fences and mailboxes) shall be constructed or maintained within the required minimum setback area. Minimum setbacks shall be as follows:

Front yard:	30'
Rear yard:	35'
Side yard:	7'
Side yard at public street:	30'

D. Landscaping. Each lot owner is required to plant, on each lot, street trees as specified. Street trees shall be a minimum of 2" caliper. Street trees shall be planted outside of the public Right of Way, but as near to the Right of Way line as possible, including the street trees, the following minimum quantities of landscape plants shall be installed by the lot owner on each lot as follows:

1 Tree (2" cal.) (trees other than street trees may be either deciduous (2" cal.) or evergreen (6' ht.);
and

Landscape treatment should be concentrated around the front and entrance of the house.

Approximately 75% of all required plant materials should be planted in the front and side yards within

view from the street.

Any area of the front half of the lot not covered with building, paving, or planting area shall be sodded within 90 days of completion of the house. The rear half of the lot may be seeded, but seeding must be done within 90 days of completion of the house, and must be done in such a way as to ensure germination and a healthy stand of grass within one year.

If weather conditions make the time element of these requirements impossible to fulfill, GLC shall establish a reasonable period of time for compliance.

E. Fences and Hedges. No fences, walls, hedges or barriers shall be permitted upon lots or adjoining property lines except as follows:

(1) Walls, fences, or hedges along rear property lines and side property lines shall not exceed six (6) feet in height.

(2) The fence fabric or fence screening material, shall be mounted on the exterior face of the fence posts or fence framing. No chain link fence, including a chain link fence around a dog run, shall be permitted unless it is a black vinyl clad fence. All fences shall be kept in good repair and attractive appearance.

(3) No fences shall be built forward of the center line of the house built on a lot, other than front yard decorative fence. All rear fences shall be withered wood or black vinyl clad chain link. All wood fences shall be natural in color, stained, or painted in soft, earth-tone colors so as to blend in with the terrain.

F. Utility Meters. Utility meters shall be hidden architecturally or through the use of remote reading devices.

G. Playhouses and Utility Buildings. Playhouses, utility buildings, storage sheds or other similar structures shall match the main house in style, material, and color.

H. Utilities. All utilities, including trunk and service lines for telephone, electricity and cable television, shall be constructed and located underground.

I. Security Lighting. Security lighting for driveways, parking and other areas shall be designed, located and directed in a fashion which will avoid direct lighting onto adjoining lots.

J. Paving of Driveways. All parking and driveway areas shall be hard surfaced, using an appropriate thickness of poured cement concrete, or clay or concrete interlocking pavers installed in a manner suitable for vehicular traffic.

K. Sidewalks. Sidewalks are required along public streets. GLC is not responsible for the installation of sidewalks. Sidewalks shall be installed by the lot owner at the time of construction of a building and shall be constructed according to the City of Marshalltown's specifications.

L. Garbage Cans and Equipment. Items such as garbage cans, recycling bins, lawn or garden equipment, building materials and other similar items shall be placed out of public

view. Furthermore, any repair of motorcycles, automobiles or other vehicles shall be done out of public view. Only retractable clothes lines, mounted on the rear elevation of the house with removable pole are permitted. Stacked firewood in excess of 4' long by 3' high shall be adequately screened from view and must be stacked in the rear yard.

M. Tents and Trailers. No tent, trailer, boat, camper, motorhome, or truck rated larger than $\frac{3}{4}$ ton or other movable or temporary structure or enclosure shall be maintained or parked on any lot or street within public view for more than a cumulative of thirty (30) days in any calendar year.

N. Temporary Structures; Mobile Homes. With the exception of temporary sales offices place by GLC or its agents, there shall be no occupancy of temporary structures or partially completed structures. No home or other building shall be moved onto any lot from outside Glenwood Park Seventh Addition. No mobile homes shall be permitted at any time.

O. Satellite Dishes. Satellite dishes or parabolic devices in excess of 32" in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dishes or parabolic devices shall be mounted on the rear elevation or the rear half of the side elevation of the house, or shall be installed in the rear yard only.

P. Exterior Animal Houses. Animal runs shall not be permitted unless they are located at the rear of the house or garage and extend toward the rear of the lot from that portion of the house or garage which is closest to the rear lot line. Any animal house shall have the same external appearance, color and roof material as the home situated on the lot. No animal house shall be greater than twenty (20) square feet.

Q. Powers and Antennas. No extension tower or antennas of any kind shall be constructed or maintained on any lot or on the exterior of the residence.

R. Noxious Activities; Livestock. No noxious or offensive activity, noise or odors shall be permitted on or to escape from any lot, nor shall anything be maintained or done thereon which is or may become an annoyance or nuisance either temporarily or permanently. No animals, livestock, pigs, or poultry of any kind shall be raised, bred or kept on any lot or within any house or structure on a lot except that dogs, cats and other small commonly accepted domestic pets may be kept so long as they are not kept, bred or maintained for commercial purposes or sale to the public. In no event, however, shall more than two (2) of any species of animal be maintained on any one lot. All animals shall be tied, kept on a leash, fenced or kept in an animal run at all times.

S. Maintenance of Lot. The owner or person in possession of any lot, whether vacant or improved, shall keep the lot free of debris and shall keep the lot mowed so that the grass or weeds do not exceed six (6) inches in height. Each owner of a lot agrees that after he receives written notice given by certified mail, return receipt requested, or delivered in person by written notice, by any lot owner within five hundred (500) feet of such lot that such grass or weeds shall be cut and debris removed within fifteen (15) days of receipt of the notice. If the grass or weeds are not mowed within fifteen (15) days of receiving notice, the lot owner within five hundred (500) feet of the offending lot shall have the right and easement to enter upon the premises and mow or cut the weeds or grass or remove the offending debris at the owner's expense.

T. Sales Construction Clean-Up and Maintenance. Construction sites are to be kept clean. Weekly cleanup of trash and debris is required. The street is also to be kept free of debris and mud. The owner of each lot is responsible for that owner's contractors and subcontractors. If a site is found to be in an unacceptable condition, the owner will be notified by phone and letter of violations. The owner will have three days to respond before the work is performed by others and the cost thereof assessed to the owner.

U. Sales Office. GLC, reserves the right to maintain one or more lots as a model or a sales and display office for itself or for its marketing firm; display or post signs of any type or size which are a part of the development and marketing of Glenwood Park Seventh Addition and to have agents and employees' equipment and material on any lot used as a model or sales office.

ATTACHED ARE PRESENT OWNERS OF LOTS IN THIS ADDITION WHO ARE AGREEABLE TO THE TERMS AND SPECIFICATIONS OF THESE RESTRICTIONS AND BUILDING SPECIFICATIONS:

Executed this _____ day of July 2022 as follows:

Glenwood Marshalltown LLC

By: _____

GLENWOOD PARK 7TH ADDITION – EASEMENT DESCRIPTIONS

STREET DEDICATION DESCRIPTION

LOT 'A', GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

SIDEWALK EASEMENT DESCRIPTIONS

THE WEST 5.00 FEET OF LOTS 1 THROUGH LOT 9, COINCIDENT WITH THE EAST RIGHT OF WAY OF KNOLLWAY DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 5.00 FEET AND THE EAST 5.00 FEET OF LOT 10, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 5.00 FEET OF LOTS 11 THROUGH LOT 16, COINCIDENT WITH THE NORTH RIGHT OF WAY OF WOODSIDE DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE NORTH 5.00 FEET OF LOTS 17 THROUGH LOT 24, COINCIDENT WITH THE SOUTH RIGHT OF WAY OF WOODSIDE DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE NORTH 5.00 FEET AND THE EAST 5.00 FEET OF LOT 25, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE EAST 5.00 FEET OF LOTS 26 THROUGH LOT 28, COINCIDENT WITH THE WEST RIGHT OF WAY OF KNOLLWAY DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 5.00 FEET AND THE EAST 5.00 FEET OF LOT 29, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 5.00 FEET OF LOTS 30 THROUGH LOT 35, COINCIDENT WITH THE NORTH RIGHT OF WAY OF W MERLE HIBBS BOULEVARD, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

GLENWOOD PARK 7TH ADDITION – EASEMENT DESCRIPTIONS

WATER MAIN EASEMENT AND PUBLIC UTILITY EASEMENT DESCRIPTIONS

THE WEST 10.00 FEET OF LOTS 1 THROUGH LOT 9, COINCIDENT WITH THE EAST RIGHT OF WAY OF KNOLLWAY DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET AND THE EAST 10.00 FEET OF LOT 10, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET OF LOTS 11 THROUGH LOT 16, COINCIDENT WITH THE NORTH RIGHT OF WAY OF WOODSIDE DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE NORTH 10.00 FEET OF LOTS 17 THROUGH LOT 24, COINCIDENT WITH THE SOUTH RIGHT OF WAY OF WOODSIDE DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE NORTH 10.00 FEET AND THE EAST 10.00 FEET OF LOT 25, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE EAST 10.00 FEET OF LOTS 26 THROUGH LOT 28, COINCIDENT WITH THE WEST RIGHT OF WAY OF KNOLLWAY DRIVE, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET AND THE EAST 10.00 FEET OF LOT 29, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE SOUTH 10.00 FEET OF LOTS 30 THROUGH LOT 35, COINCIDENT WITH THE NORTH RIGHT OF WAY OF W MERLE HIBBS BOULEVARD, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

GLENWOOD PARK 7TH ADDITION – EASEMENT DESCRIPTIONS

PUBLIC UTILITY EASEMENT DESCRIPTIONS

THE NORTHWEST 5.00 FEET OF LOTS 10 AND LOT 11, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, WHICH IS COINCIDENT WITH THE SOUTHEAST LINE OF LOT 7, KNOLLWAY ADDITION, BLOCK 2, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE NORTH 5.00 FEET OF LOTS 12 AND LOT 13, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, WHICH IS COINCIDENT WITH THE SOUTHERLY LINE OF LOTS 6 AND LOT 7, KNOLLWAY ADDITION, BLOCK 2, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE WEST 5.00 FEET OF LOT 12, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE EAST 5.00 FEET OF LOT 13, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

STORM SEWER EASEMENT DESCRIPTIONS

THE WEST 10.00 FEET OF LOT 13, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE EAST 10.00 FEET OF LOT 14, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

SURFACE WATER FLOWAGE EASEMENT DESCRIPTIONS

THE EAST 30.00 FEET OF THE WEST 39.77 FEET OF LOT 29, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE WEST 30.00 FEET OF LOTS 26 AND LOT 27, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, THE REFERENCED WEST LINE FOR BOTH LOTS 26 AND LOT 27 HAVE THE SAME BEARING, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

AND

THE WEST 40.00 FEET OF LOT 35, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

GLENWOOD PARK 7TH ADDITION – EASEMENT DESCRIPTIONS

AND

A PART OF LOT 28, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 79°49'49" EAST ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 9.77 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 550.00 FEET, WHOSE ARC LENGTH IS 97.66 FEET AND WHOSE CHORD BEARS NORTH 2°47'23" WEST, 97.53 FEET TO THE NORTH LINE OF SAID LOT 28; THENCE NORTH 79°42'43" EAST ALONG SAID NORTH LINE, 30.76 FEET; THENCE SOUTH 86°59'43" EAST ALONG SAID NORTH LINE, 0.03 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 520.00 FEET, WHOSE ARC LENGTH IS 97.84 FEET AND WHOSE CHORD BEARS SOUTH 02°21'16" EAST, 97.69 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE SOUTH 79°49'49" WEST ALONG SAID SOUTH LINE, 30.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,932 SQUARE FEET.

AND

A PART OF LOT 18, GLENWOOD PARK 7TH ADDITION, AN OFFICIAL PLAT IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°12'54" EAST ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 180.84 FEET TO THE SOUTH LINE OF LOT 17, GLENWOOD PARK 7TH ADDITION; THENCE SOUTH 87°58'36" EAST ALONG SAID SOUTH LINE AND THE EAST EXTENSION THEREOF, 40.02 FEET; THENCE SOUTH 00°12'54" WEST, 172.17 FEET TO THE SOUTH LINE OF SAID LOT 18; THENCE SOUTH 79°42'43" WEST ALONG SAID SOUTH LINE, 40.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,060 SQUARE FEET.

GLENWOOD PARK 7TH ADDITION

PRELIMINARY PLAT

MARSHALLTOWN, IOWA

APPLICANT:

GLENWOOD MARSHALLTOWN, LLC
520 NICHOLAS STREET
OMAHA, NEBRASKA 68132
CONTACT: JEFF ROYAL
402.598.8073

ENGINEER:

MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229

SURVEYOR:

MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229
ATTN: MIKE LEE

AREA SUMMARY:

TOTAL AREA: 15.77± ACRES

EXISTING CONDITIONS

RIGHT OF WAY AREA: 0 ACRES (0 SF)
OPEN SPACE: 15.77 ACRES (686,904 SF)
RESIDENTIAL AREA: 0 ACRES (0 SF)

PROPOSED CONDITIONS

RIGHT OF WAY AREA: 1.86 ACRES (81,227 SF)
OPEN SPACE: 0.79 ACRES (34,379 SF)
RESIDENTIAL AREA: 13.12 ACRES (571,298 SF)

DEVELOPMENT SUMMARY:

PROPOSED GLENWOOD PARK 7TH ADDITION

SINGLE FAMILY UNITS: 35 (LOTS 1-35)

LEGAL DESCRIPTION

WARRANTY DEED IN FILE#2015-00004865

LOT 3 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT THE EAST 33 FEET THEREOF IN SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, EXCEPT SCHRODT'S SECOND ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA AND EXCEPT GLENWOOD PARK FIFTH AND SIXTH ADDITIONS TO MARSHALL; AND EXCEPT THE AREA LYING EAST AND NORTHEAST OF GLENWOOD PARK SIXTH ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

AND

WARRANTY DEED IN FILE#2015-00004866

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE EAST 33 FEET THEREOF; AND EXCEPT PARCEL C AS RECORDED IN MICRO-FILE NO. 9604913; AND EXCEPT GLENWOOD PLACE ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA; AND EXCEPT GLENWOOD PARK FOURTH AND SIXTH ADDITIONS TO MARSHALL, MARSHALL COUNTY, IOWA; AND EXCEPT WEST MERLE HIBBS BOULEVARD AS SHOWN IN THE CONDEMNATION RECORDED IN FILE NUMBER 2008-00002545; AND EXCEPT MERLE HIBBS WEST SUBDIVISION RECORDED IN FILE NUMBER 2020-00001787, ALL IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

AND

WARRANTY DEED IN FILE#2015-00004862

LOT 5 AND LOT 6, GLENWOOD PARK FOURTH ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

AND

QUIT CLAIM DEED 2021-00003058

LOT 'G', GLENWOOD PARK FOURTH ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, SUBJECT TO EASEMENTS AND RIGHT OF WAY OF UTILITIES AND ACCESS TO MAINTENANCE OF UTILITIES.

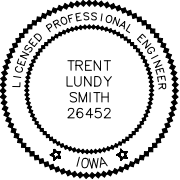
AND

PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN FILE NUMBER 2021-00002543, OF LOT 6 OF LOT 3, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT, IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, STATE OF IOWA.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL LAYOUT
3	GRADING & EROSION CONTROL PLAN

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT STATEWIDE URBAN DESIGN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF MARSHALLTOWN EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	TRENT LUNDY SMITH, PE NO. 26452 DATE: 2021.07.15
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
	PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

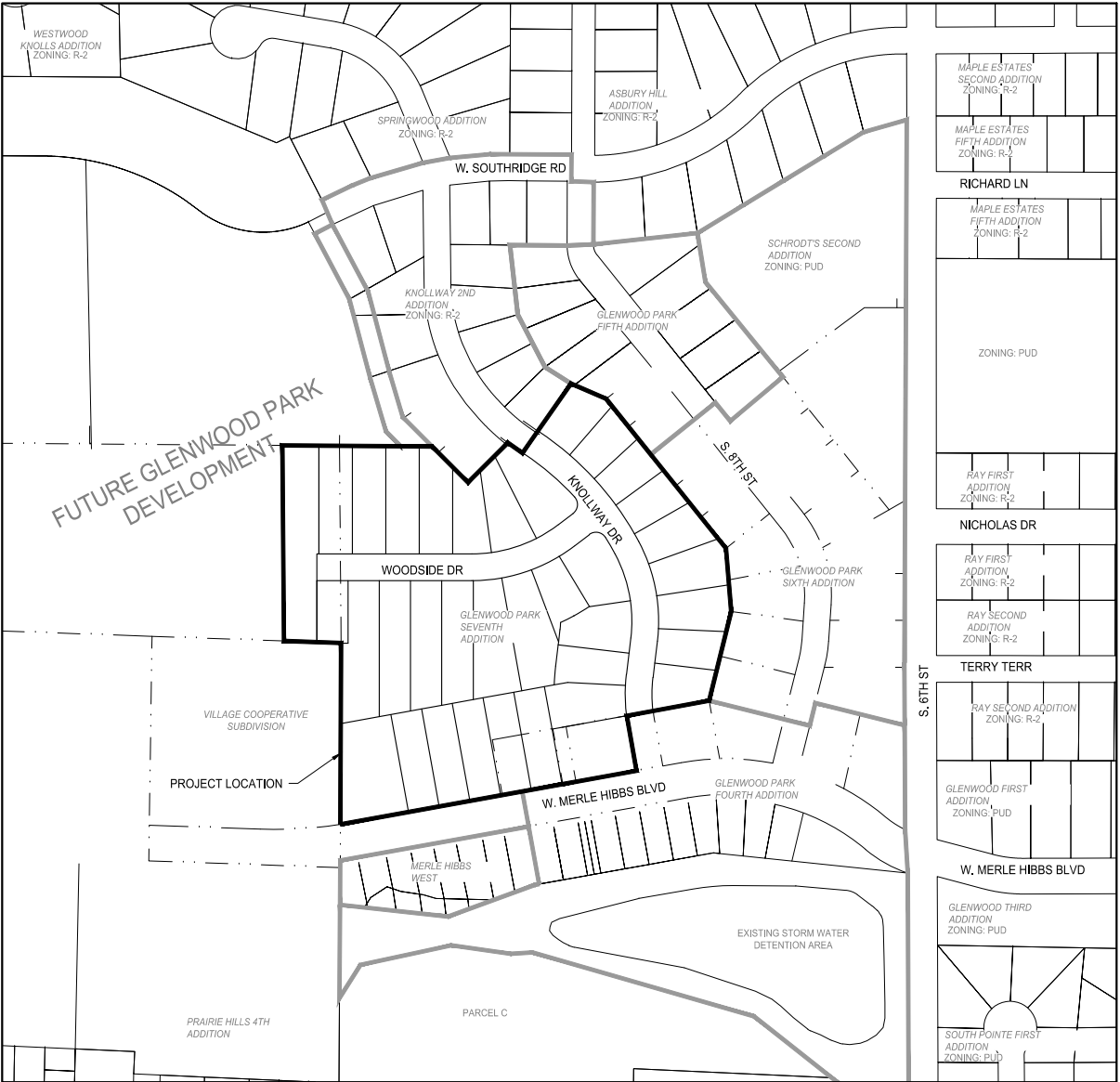
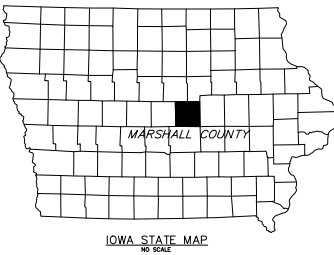


PROJECT LOCATION



VICINITY SKETCH

NO SCALE



1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

COVER SHEET

MARSHALLTOWN
GLENWOOD PARK
PRELIMINARY PLAT
MARSHALLTOWN, IOWA
201807-010
FEBRUARY, 26 2021

REVISIONS
MARCH 10, 2021
APRIL 5, 2021
APRIL 12, 2021
JUNE 14, 2021
JULY 15, 2021

ENGINEER
T. SMITH

CHECKED BY
-

DRAWING NO.
GN-01

SHEET NO.
1 / 3

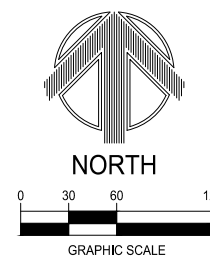
DRAWN BY
T. SMITH

FIELD BOOK NO.
-

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

GENERAL LAYOUT & DIMENSION PLAN



**MARSHALLTOWN
GLENWOOD PARK
PRELIMINARY PLAT**
MARSHALLTOWN, IOWA
201807-010
FEBRUARY, 26 2021

REVISIONS
MARCH 10, 2021
APRIL 5, 2021
APRIL 12, 2021
JUNE 14, 2021
JULY 15, 2021

ENGINEER
T. SMITH
CHECKED BY
-

DRAWN BY
T. SMITH
FIELD BOOK NO.
-

DRAWING NO.
SP-01

SHEET NO.
2 / 3



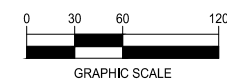
NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

COPYRIGHT:
Copyright and property rights in these documents are expressly reserved by McClure Engineering Company. No reproductions, changes, or copies in any manner shall be made without obtaining prior written consent from McClure Engineering Company.

GRADING PLAN



NORTH



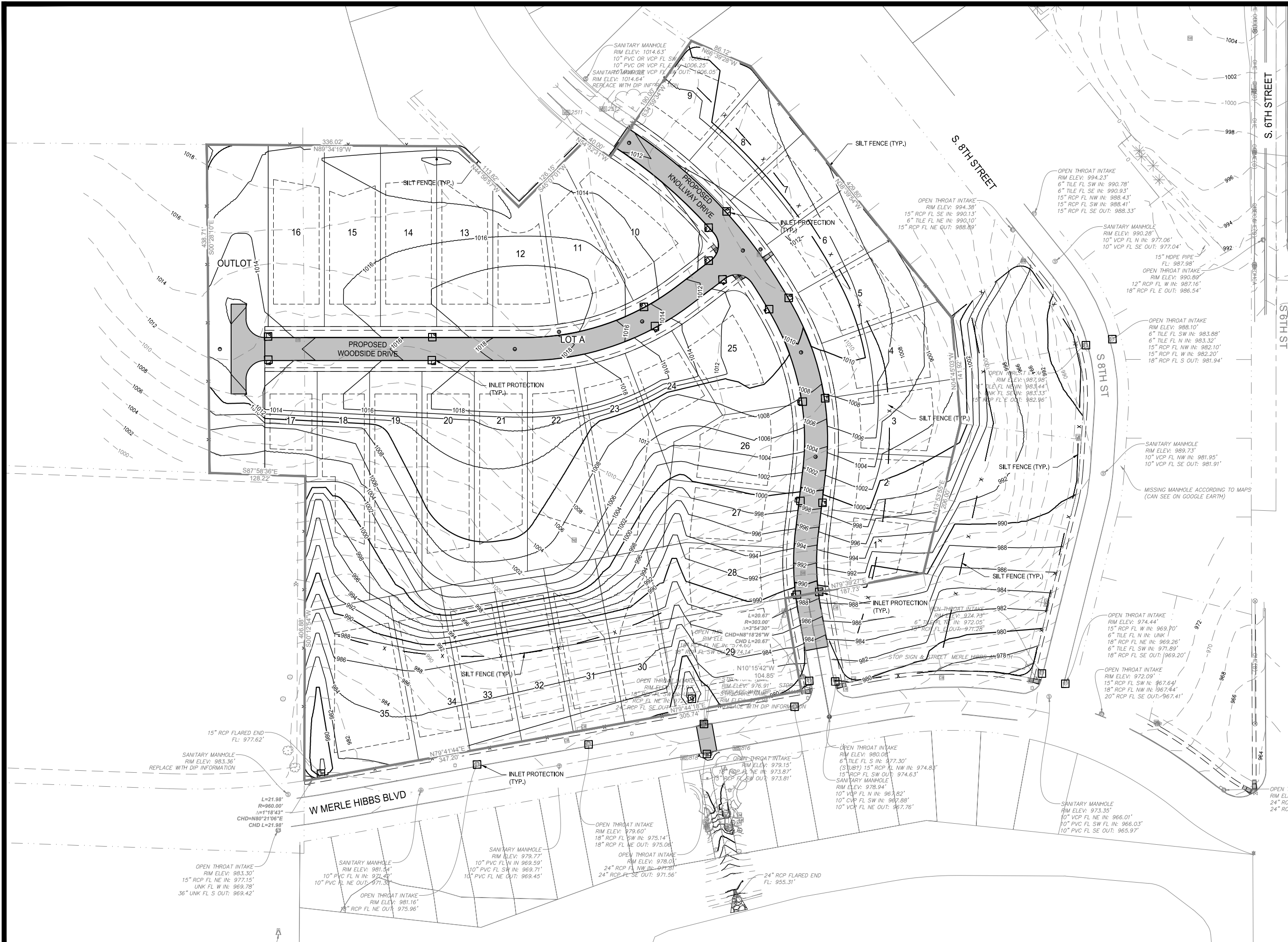
MARSHALLTOWN GLENWOOD PARK PRELIMINARY PLAT

MARSHALLTOWN, IOWA
201807-010
FEBRUARY, 26 2021

REVISIONS
MARCH 10, 2021
APRIL 5, 2021
APRIL 12, 2021
JUNE 14, 2021
JULY 15, 2021

ENGINEER
T. SMITH
DRAWN BY
T. SMITH
CHECKED BY
FIELD BOOK NO.

DRAWING NO.
GR-01
SHEET NO.
3 / 3



GLENWOOD PARK 7TH ADDITION
MARSHALLTOWN, IOWA
FINAL PLAT

INDEX LEGEND
CITY: MARSHALLTOWN
COUNTY: MARSHALL
PART: LOTS 5, 6, LOT 'G', GLENWOOD PARK 4TH ADDITION
PART: NE1/4 SE1/4 OF SEC 10 T83N R18W
PART: PARCEL 'C' OF LOT 6 OF LOT 3 OF W1/2 OF NE 1/4 OF SEC 10 T83N R18W
PART: PT OF LOT 3 OF SUB OF SE1/4 OF NE1/4 SEC 10 T83N R18W
PROPRIETOR: GETHMANN INVESTMENT CORPORATION
REQUESTED BY: GLENWOOD MARSHALLTOWN ,LLC
SURVEYOR: MICHAEL LEE
COMPANY: McCLURE ENGINEERING
RETURN TO: MICHAEL LEE 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361

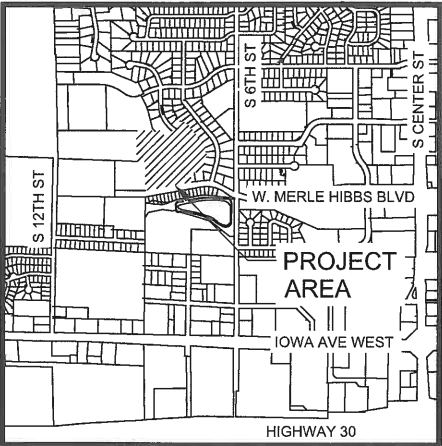
LEGAL DESCRIPTION:

ALL OF LOTS 5, 6 AND LOT 'G', GLENWOOD PARK 4TH ADDITION, AN OFFICIAL PLAT AND ALL OF PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN FILE NUMBER 2021-00002543, OF LOT 6 OF LOT 3, OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF LOT 3 OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, GLENWOOD PARK 4TH ADDITION; THENCE SOUTH 79°44'18" WEST ALONG THE NORTH RIGHT OF WAY OF W. MERLE HIBBS BOULEVARD, 305.74 FEET; THENCE SOUTH 79°41'44" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY, 347.20 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 21.98 FEET AND WHOSE CHORD BEARS SOUTH 80°21'06" WEST, 21.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, VILLAGE COOPERATIVE SUBDIVISION; THENCE NORTH 00°12'54" EAST ALONG THE EAST LINE OF THE VILLAGE COOPERATIVE SUBDIVISION, 406.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°58'36" WEST ALONG THE NORTH LINE OF VILLAGE COOPERATIVE SUBDIVISION, 128.22 FEET TO THE SOUTHWEST CORNER OF PARCEL 'C' RECORDED IN FILE NUMBER 2021-00002543 OF LOT 6 OF LOT 3 OF THE SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 00°28'10" WEST ALONG THE WEST LINE OF SAID PARCEL 'C', 438.71 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'C'; THENCE SOUTH 89°34'19" EAST, 336.02 FEET TO THE SOUTHEAST CORNER OF LOT 5, KNOLLWAY 2ND ADDITION, AN OFFICIAL PLAT; THENCE SOUTH 44°31'09" EAST ALONG THE SOUTHWEST LINE OF KNOLLWAY ADDITION, 19.12 FEET TO THE NORTHWEST CORNER OF LOT 7, KNOLLWAY ADDITION; THENCE SOUTH 45°02'09" EAST ALONG SAID SOUTHWEST LINE, 94.70 FEET TO THE SOUTHWEST CORNER OF LOT 7, KNOLLWAY ADDITION; THENCE NORTH 45°07'01" EAST ALONG THE SOUTHEAST LINE OF KNOLLWAY ADDITION, 126.15 FEET TO THE SOUTHEAST CORNER OF LOT 7, KNOLLWAY ADDITION; THENCE SOUTH 54°52'31" EAST ALONG SAID SOUTHEAST LINE, 40.00 FEET; THENCE NORTH 34°59'34" EAST ALONG SAID SOUTHEAST LINE, 190.00 FEET TO THE NORTHWEST CORNER OF LOT 8, GLENWOOD PARK 5TH ADDITION, AN OFFICIAL PLAT; THENCE SOUTH 66°39'28" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 8, A DISTANCE OF 86.12 FEET TO THE NORTHWEST CORNER OF LOT 7, GLENWOOD PARK 5TH ADDITION; THENCE SOUTH 38°25'52" EAST ALONG THE SOUTHWEST LINE OF LOT 7, GLENWOOD PARK 5TH ADDITION, 79.80 FEET TO THE NORTHWEST CORNER OF LOT 6, GLENWOOD PARK 5TH ADDITION; THENCE SOUTH 38°43'06" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 6 AND THE SOUTHWEST LINE OF LOTS 9, 10 AND 11 OF GLENWOOD PARK 6TH ADDITION, 350.00 FEET TO THE SOUTHWEST CORNER OF LOT 11, GLENWOOD PARK 6TH ADDITION; THENCE SOUTH 04°45'03" EAST ALONG THE WESTERLY LINE OF GLENWOOD PARK 6TH ADDITION, 141.92 FEET TO THE SOUTHWEST CORNER OF LOT 13, GLENWOOD PARK 6TH ADDITION; THENCE SOUTH 13°53'55" WEST ALONG THE WESTERLY LINE OF GLENWOOD PARK 6TH ADDITION, 206.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, GLENWOOD PARK 6TH ADDITION; THENCE SOUTH 79°34'33" WEST ALONG THE NORTH LINE OF GLENWOOD PARK 4TH ADDITION, 127.56 FEET TO THE NORTHWEST CORNER OF LOT 4, GLENWOOD PARK 4TH ADDITION; THENCE SOUTH 79°49'50" WEST ALONG THE NORTH LINE OF GLENWOOD PARK 4TH ADDITION, 60.17 FEET TO THE NORTHEAST CORNER OF LOT 5, GLENWOOD PARK 4TH ADDITION; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 5, GLENWOOD PARK 4TH ADDITION AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 20.67 FEET AND WHOSE CHORD BEARS SOUTH 08°18'26" EAST, 20.67 FEET; THENCE SOUTH 10°15'42" EAST ALONG SAID EAST LINE, 104.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.77 ACRES (686,830 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	227.98'	350.00'	37°19'13"	N71°20'24"E	223.97'
C2	169.62'	650.00'	14°57'05"	S44°47'45"E	169.14'
C3	104.80'	650.00'	9°14'17"	S32°42'05"E	104.69'
C4	212.78'	350.00'	34°49'56"	S10°39'58"E	209.52'
C5	84.86'	350.00'	13°53'30"	S00°11'45"E	84.65'
C6	76.00'	320.00'	13°36'28"	N00°03'14"W	75.82'
C7	28.13'	380.00'	4°14'32"	N04°37'44"E	28.13'
C8	73.98'	380.00'	11°09'18"	N03°04'10"W	73.87'
C9	73.98'	380.00'	11°09'18"	N14°13'28"W	73.87'
C10	54.92'	380.00'	8°16'49"	N23°56'32"W	54.87'
C11	19.73'	680.00'	1°39'44"	N28°54'48"W	19.73'
C12	76.56'	680.00'	6°27'04"	N32°58'12"W	76.52'
C13	76.56'	680.00'	6°27'04"	N39°25'16"W	76.52'
C14	76.56'	680.00'	6°27'04"	N45°52'20"W	76.52'
C15	38.36'	680.00'	3°13'55"	N50°42'49"W	38.35'
C16	103.72'	620.00'	9°35'07"	S47°25'00"E	103.60'
C17	41.58'	25.00'	95°18'14"	S05°01'40"W	36.95'
C18	58.33'	320.00'	10°26'39"	S57°54'07"W	58.25'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C19	106.00'	320.00'	18°58'47"	S72°36'49"W	105.52'
C20	44.10'	320.00'	7°53'47"	S86°03'06"W	44.07'
C21	3.12'	380.00'	0°28'15"	N89°45'52"E	3.12'
C22	63.93'	380.00'	9°38'23"	N84°42'33"E	63.86'
C23	69.38'	380.00'	10°27'40"	N74°39'32"E	69.29'
C24	69.38'	380.00'	10°27'40"	N64°11'51"E	69.28'
C25	41.70'	380.00'	6°17'14"	N55°49'24"E	41.68'
C26	41.58'	25.00'	95°18'14"	S79°40'06"E	36.95'
C27	42.57'	620.00'	3°56'03"	S30°02'58"E	42.56'
C28	110.57'	320.00'	19°47'48"	S18°11'02"E	110.02'
C29	83.97'	320.00'	15°02'08"	S00°46'04"E	83.73'
C30	25.84'	380.00'	3°53'46"	S04°48'07"W	25.83'
C31	67.88'	380.00'	10°14'05"	S02°15'49"E	67.79'
C32	97.66'	550.00'	10°10'26"	S02°47'23"E	97.53'



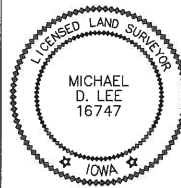
VICINITY MAP- NTS

GENERAL LEGEND	
—	SURVEY BOUNDARY
- - - -	PROPOSED LOT
- - - -	EXIST PROPERTY LINE
- - - -	SECTION LINE
- - - -	SETBACK LINE
- - - -	EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
△	SECTION CORNER
○	1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
✕	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

PLAN AND ZONING COMMISSION

MAYOR SIGNATURE

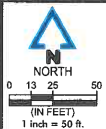
ATTEST



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET ONE AND TWO
DATE SURVEYED: 3/5/2022

7-29-2022
DATE



GLENWOOD PARK 7TH ADDITION
FINAL PLAT
MARSHALLTOWN, IOWA
DATE: 6/3/2022
201807-010

ENGINEER
TS
SURVEYOR
ML
DRAWING NO.
FP-07
SHEET NO.
01/02

REVISIONS
7/26/2022
7/29/2022
MARSHALL COUNTY
DATE: 6/3/2022



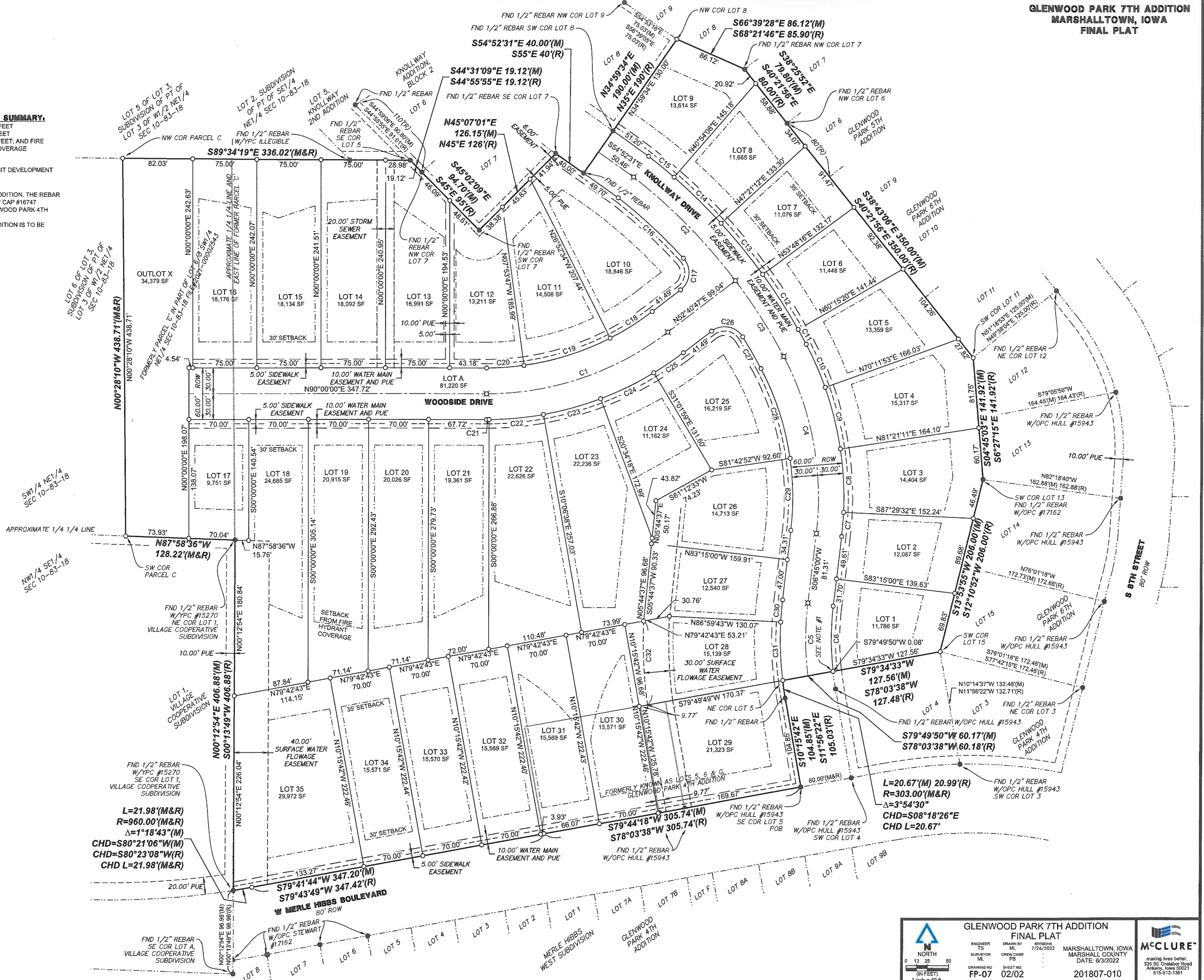
GLENWOOD PARK 7TH ADDITION
MARSHALLTOWN, IOWA
FINAL PLAT

OWNERS:
GLENWOOD MARSHALLTOWN, LLC
520 NICHOLAS STREET
OMAHA, NEBRASKA 68132
(402) 598-8073
ATTN: JEFF ROYAL

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

SETBACK SUMMARY:
FRONT = 30 FEET
SIDE = 7 FEET
REAR = 35 FEET, AND FIRE
HYDRANT COVERAGE
ZONING:
PLANNED UNIT DEVELOPMENT

NOTE:
1 FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 4, GLENWOOD PARK 6TH ADDITION. THE REBAR WAS DESTROYED DURING CONSTITUTION AND REPLACED WITH A 1/2" REBAR WITH YELLOW CAP #16747
2 THE EXISTING UTILITY EASEMENT LOCATED ALONG THE WEST LINE OF LOT 6, GLENWOOD PARK 4TH ADDITION IS TO BE VACATED BY THE CITY AFTER THIS PLAT IS RECORDED.
3 THE EXISTING BIKE TRAIL EASEMENT LOCATED IN LOT 'G', GLENWOOD PARK 4TH ADDITION IS TO BE VACATED BY THE CITY AFTER THIS PLAT IS RECORDED.



0 13 25 50
(IN FEET)
1 inch = 50 ft.

**GLENWOOD PARK 7TH ADDITION
FINAL PLAT**

ENGINEER TS SURVEYOR ML	DRAWN BY ML CREW CHIEF PB	REVISIONS 7/26/2022
DRAWING NO FP-07	SHEET NO 02/02	

DATE: 6/3/2022

MARSHALLTOWN, IOWA
MARSHALL COUNTY

making lives better.
335 SE Coralair Road
Ankeny, Iowa 50021
515-512-1361

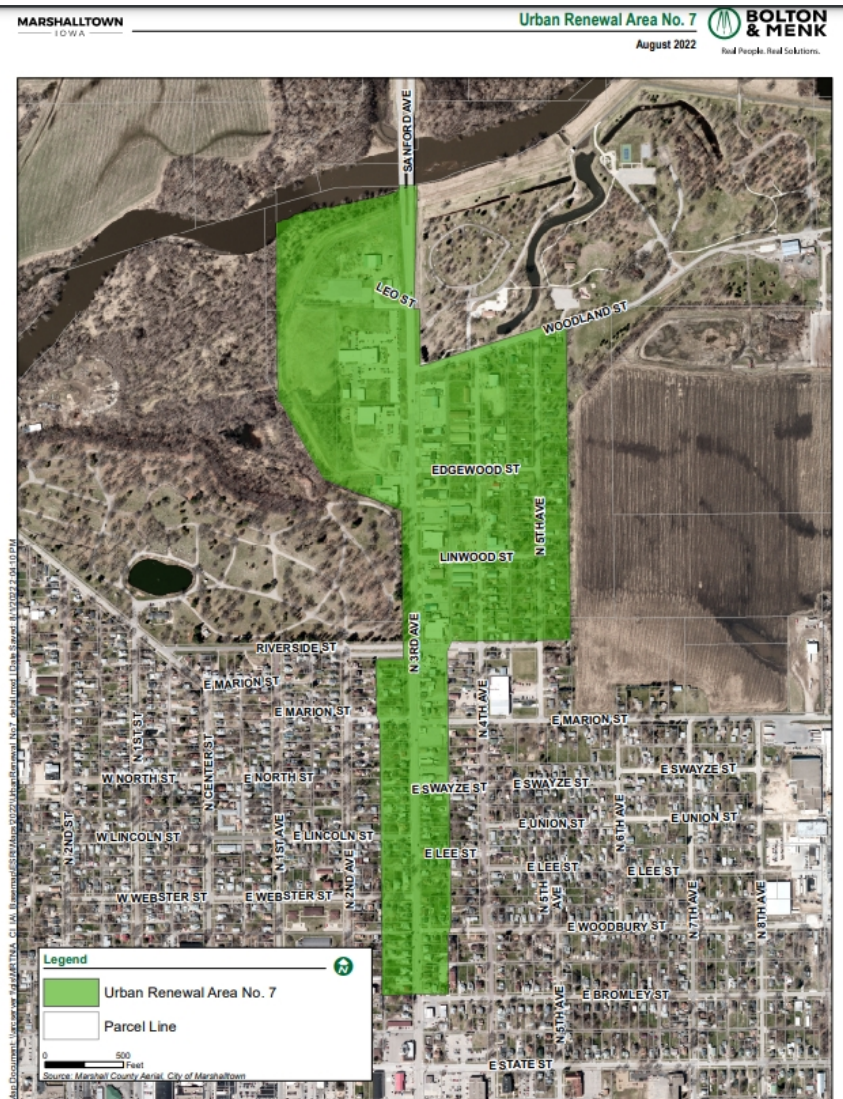
— I O W A —

SUBJECT: Recommendation of Urban Renewal Area No. 7

proposal.

Highway 14 corridor.

The Plan and Zoning Commission is being asked to make a recommendation to the City Council.



36 North Center Street, Marshalltown, IA 50158 - Tel. (641) 754-5756 - Fax (641) 754-5742
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

MARSHALLTOWN

I O W A

Joel Greer, Mayor
Jessica Kinser, Administrator
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5701
Fax - (641) 754-5717

TO: Mayor Greer and City Council
FROM: Jessica Kinser, City Administrator
DATE: July 29, 2022
RE: Urban Renewal Area #7

Policy Issue: Council must authorize new urban renewal areas

☒ Goal 1: Expand and improve development	☐ Goal 3: Continually improve the City's organization & services
☐ Goal 2: Enhance Marshalltown's public image	☐ Goal 4: Partner with others to improve quality of life

Specific Objective/Action: Objective 2: Support and promote commercial and industrial development -- Create UR #7 for the Highway 14 Corridor

Recommendation: To approve the resolution as proposed

Budget Impact: No impact

Description/Background: The 2018 Highway 14 Corridor Study contained multiple recommendations that the City has been actively working on. One recommendation was to create an urban renewal area focused on the Corridor to put an incentive mechanism in place to promote development along the Corridor. This unfortunately is not a proactive measure, as Karl of Marshalltown is actively developing and is included as a project in the proposed plan. No other projects, public or private, are included, meaning the plan will need to be amended each time we wish to add a project.

The City Council is required to set a public hearing on the Urban Renewal Area/Plan and hold the public hearing approximately 30 days later, or proposed public hearing on September 12th. This would still go to the Planning & Zoning Commission on August 11 and have a required consultation with public entities no later than August 29th.

Once this is adopted the Council can start the process on the development agreement with Karl of Marshalltown.

CITY COUNCIL

Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,
Jeff Schneider, Gary Thompson, Dex Walker



SET DATE FOR HEARING ON URBAN
RENEWAL AREA DESIGNATION AND
URBAN RENEWAL PLAN AND
PROJECT

422742-50

Marshalltown, Iowa

August 8, 2022

The City Council of the City of Marshalltown, Iowa, met on August 8, 2022, at 5:30 p.m., at the _____, Marshalltown, Iowa, for the purpose of setting a date for a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and project.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that a plan had been prepared for a proposed project and that it was now necessary to set a date for a public hearing on the designation of the Marshalltown Urban Renewal Area #7 and on that plan and the project outlined therein. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Marshalltown Urban Renewal Area #7 and on Urban Renewal Plan and Projects," and the motion was seconded by Council Member _____.

Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as follows:

RESOLUTION NO. _____

Resolution Setting Date for a Public Hearing on Designation of the Marshalltown Urban Renewal Area #7 and on Urban Renewal Plan and Projects

WHEREAS, a proposal has been made which shows the desirability of designating certain real property situated in the City of Marshalltown, Iowa (the “City”) as the Marshalltown Urban Renewal Area #7 (the “Urban Renewal Area”) in order to facilitate projects for the promotion of economic development and the alleviation of blighted conditions pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal, the real property (the “Property”) described on Exhibit A hereto would be designated as the Urban Renewal Area; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes a certain initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to Karl of Marshalltown, LLC (the “Company”) in connection with the remodeling of a building located at 1000 North 3rd Avenue and the construction of a new building to be located at 906 North 3rd Avenue for use in the Company’s business operations in the Urban Renewal Area; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Marshalltown, Iowa, as follows:

Section 1. This City Council will meet at the _____, Marshalltown, Iowa, on September 12, 2022, at 5:30 p.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan for said Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Marshalltown, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The Plan is hereby submitted to the City's Planning and Zoning Commission for review and recommendations as required by Section 403.5 of the Code of Iowa.

Passed and approved August 8, 2022.

Mayor

Attest:

City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE
MARSHALLTOWN URBAN RENEWAL AREA #7, AND ON PROPOSED
URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 5:30 p.m., on September 12, 2022 at the _____, Marshalltown, Iowa, the City Council of the City of Marshalltown, Iowa (the "City") will hold a public hearing on the question of designating as the Marshalltown Urban Renewal Area #7 (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, certain real property situated in the City of Marshalltown, Marshall County, State of Iowa, more particularly described as follows:

A PORTION OF LAND IN THE EAST HALF OF SECTION 23 AND ALSO THE EAST HALF OF SECTION 26, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 3 OF THE TOWN PLAT OF MARSHALLTOWN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF LOT 5, BLOCK 3; THENCE NORTHEASTERLY ACROSS EAST WOODBURY STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 7 OF SAID LAWRENCES ADDITION ACROSS E. LEE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 THROUGH LOT 6 ACROSS SWAYZE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOT 1 THROUGH LOT 6 OF SAID BLOCK 3 ACROSS MARION STREET TO THE SOUTHWEST CORNER OF LOT 81 OF BINFORDS PARK PLACE ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 81 THROUGH 74 TO THE NORTHWEST CORNER OF LOT 74 OF SAID BINFORDS PARK PLACE ADDITION; THENCE NORTHEASTERLY ACROSS RIVERSIDE STREET TO THE SOUTHWEST CORNER OF LOT 73 OF BINFORDS PARK PLACE ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 73 IN SAID BINFORDS PARK PLACE ADDITION EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH AVENUE AND SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF BINFORD PARK MANOR ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 20, BLOCK 4 EXTENDED TO THE EAST RIGHT-OF-WAY OF NORTH 5TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 1 EXTENDED TO THE EAST LINE OF THE 16' VACATED ALLEY ADJACENT ON THE EAST SIDE OF SAID BLOCK 3, BINFORD PARK MANOR ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID 16' VACATED ALLEY EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF WOODLAND STREET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO EAST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE NORTH ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF SECTION 26; THENCE WEST ALONG SAID NORTH LINE OF SECTION 26 TO THE EAST RIGHT-OF WAY OF NORTH 3RD

AVENUE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY TO NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN, MARSHALL COUNTY, IOWA; THENCE SOUTHWESTERLY ALONG NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN TO THE NORTHWEST CORNER OF LOT 1 OF 1 OF 2 OF 1 OF 1 (LOT 1/1/2/1/1) OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 OF LOT 1 OF LOT 2 OF LOT 1 OF 1 (LOT 1/1/2/1/1) THROUGH LOT 2 OF LOT 1 OF LOT 2 OF LOT 1 OF LOT 1 (LOT 2/1/2/1/1) TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 OF LOT 2 OF LOT 1 (LOT 1/2/1) TO ITS INTERSECTION WITH THE EAST BOUNDARY LINE OF THE CEMETARY; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST BOUNDARY LINE OF THE CEMETARY TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) TO THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE TO THE NORTHEAST CORNER OF LOT 4, BLOCK 4, OF RIVERSIDE ADDITION; THENCE WEST ALONG SAID NORTH LINE OF LOT 4 EXTENDED ACROSS THE ADJACENT 16.5' ALLEY TO THE NORTHEAST CORNER OF LOT 17, BLOCK 4; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 4; THENCE SOUTHEASTERLY ACROSS MARION STREET TO THE NORTHEAST CORNER OF LOT 7 OF SUBDIVISION OF LOT 1 (LOT 7/1) OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 THROUGH LOT 5 OF LOT 1 (LOT 7/1 THROUGH LOT 5/1) TO THE NORTH LINE OF BINFORDS ADDITION AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12 THROUGH LOT 7, BLOCK 1 TO THE NORTHEAST CORNER OF LOT 12 AND NORTH LINE OF WEBSTER'S 3RD ADDITION SUBDIVISION OF OUTLOT A, AKA NELSON AND PETERSON SUB OF OUTLOT A; THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LINCOLN STREET; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 THROUGH LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 AND ALSO THE NORTH LINE OF WEBSTER'S 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOT 4, BLOCK 2 OF WEBSTER'S 3RD ADDITION ACROSS EAST WEBSTER STREET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF WEBSTER'S 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 THROUGH LOT 4 TO THE NORTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 THROUGH LOT 7 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1 THROUGH 7/1/1/1/1) EXTENDED TO THE

SOUTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1), THENCE NORTHEASTERLY ACROSS THE ALLEY TO THE SOUTHWEST CORNER LOT 1, BLOCK 1, ABELL'S ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE EAST ACROSS NORTH 3RD AVENUE TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 3; ALL WITHIN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan (the "Plan"), as more specifically described therein, includes the following:

Eliminating and preventing conditions of blight, increasing the tax base and promoting economic growth in the City by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives in the Urban Renewal Area. The initial project to be undertaken under the Plan will consist of providing tax increment financing support to Karl of Marshalltown, LLC (the "Company") in connection with the remodeling of a building at 1000 North 3rd Avenue and the construction of a new building at 906 North 3rd Avenue for use in the Company's business operations in the Urban Renewal Area.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Alicia Hunter
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Marshalltown Urban Renewal Area #7

A PORTION OF LAND IN THE EAST HALF OF SECTION 23 AND ALSO THE EAST HALF OF SECTION 26, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 3 OF THE TOWN PLAT OF MARSHALLTOWN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF LOT 5, BLOCK 3; THENCE NORTHEASTERLY ACROSS EAST WOODBURY STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 7 OF SAID LAWRENCES ADDITION ACROSS E. LEE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 THROUGH LOT 6 ACROSS SWAYZE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOT 1 THROUGH LOT 6 OF SAID BLOCK 3 ACROSS MARION STREET TO THE SOUTHWEST CORNER OF LOT 81 OF BINFORDS PARK PLACE ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 81 THROUGH 74 TO THE NORTHWEST CORNER OF LOT 74 OF SAID BINFORDS PARK PLACE ADDITION; THENCE NORTHEASTERLY ACROSS RIVERSIDE STREET TO THE SOUTHWEST CORNER OF LOT 73 OF BINFORDS PARK PLACE ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 73 IN SAID BINFORDS PARK PLACE ADDITION EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH AVENUE AND SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF BINFORD PARK MANOR ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 20, BLOCK 4 EXTENDED TO THE EAST RIGHT-OF-WAY OF NORTH 5TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 1 EXTENDED TO THE EAST LINE OF THE 16' VACATED ALLEY ADJACENT ON THE EAST SIDE OF SAID BLOCK 3, BINFORD PARK MANOR ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID 16' VACATED ALLEY EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF WOODLAND STREET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO EAST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE NORTH ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF SECTION 26; THENCE WEST ALONG SAID NORTH LINE OF SECTION 26 TO THE EAST RIGHT-OF WAY OF NORTH 3RD AVENUE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY TO NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN, MARSHALL COUNTY, IOWA; THENCE SOUTHWESTERLY ALONG NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN TO THE NORTHWEST CORNER OF LOT 1 OF 1 OF 2 OF 1 OF 1 (LOT 1/1/2/1/1) OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 OF LOT 1 OF LOT 2 OF LOT 1 OF 1 (LOT 1/1/2/1/1) THROUGH LOT 2 OF LOT 1 OF LOT 2 OF LOT 1 OF LOT 1 (LOT 2/1/2/1/1) TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18

WEST; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 OF LOT 2 OF LOT 1 (LOT 1/2/1) TO ITS INTERSECTION WITH THE EAST BOUNDARY LINE OF THE CEMETARY; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST BOUNDARY LINE OF THE CEMETARY TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) TO THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE TO THE NORTHEAST CORNER OF LOT 4, BLOCK 4, OF RIVERSIDE ADDITION; THENCE WEST ALONG SAID NORTH LINE OF LOT 4 EXTENDED ACROSS THE ADJACENT 16.5' ALLEY TO THE NORTHEAST CORNER OF LOT 17, BLOCK 4; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 4; THENCE SOUTHEASTERLY ACROSS MARION STREET TO THE NORTHEAST CORNER OF LOT 7 OF SUBDIVISION OF LOT 1 (LOT 7/1) OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 THROUGH LOT 5 OF LOT 1 (LOT 7/1 THROUGH LOT 5/1) TO THE NORTH LINE OF BINFORDS ADDITION AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12 THROUGH LOT 7, BLOCK 1 TO THE NORTHEAST CORNER OF LOT 12 AND NORTH LINE OF WEBSTER'S 3RD ADDITION SUBDIVISION OF OUTLOT A, AKA NELSON AND PETERSON SUB OF OUTLOT A; THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LINCOLN STREET; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 THROUGH LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 AND ALSO THE NORTH LINE OF WEBSTERS 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOT 4, BLOCK 2 OF WEBSTERS 3RD ADDITION ACROSS EAST WEBSTER STREET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF WEBSTERS 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 THROUGH LOT 4 TO THE NORTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 THROUGH LOT 7 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1 THROUGH 7/1/1/1/1) EXTENDED TO THE SOUTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1), THENCE NORTHEASTERLY ACROSS THE ALLEY TO THE SOUTHWEST CORNER LOT 1, BLOCK 1, ABELL'S ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE EAST ACROSS NORTH 3RD AVENUE TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 3; ALL WITHIN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

ATTESTATION CERTIFICATE:

STATE OF IOWA
MARSHALL COUNTY
CITY OF MARSHALLTOWN

SS:

I, the undersigned, City Clerk of City of Marshalltown, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for a public hearing on designating the Marshalltown Urban Renewal Area #7 for the City and on an urban renewal plan and project.

WITNESS my hand this ____ day of _____, 2022.

City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA
MARSHALL COUNTY
CITY OF MARSHALLTOWN

SS:

I, the undersigned, City Clerk of the City of Marshalltown, do hereby certify that pursuant to the resolution of its Council fixing the date of a public hearing on designating the Marshalltown Urban Renewal Area #7 for the City and on a proposed urban renewal plan and project, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2022.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)



August 3, 2022

VIA EMAIL

Jessica Kinser
City Administrator/City Hall
Marshalltown, Iowa

Re: Marshalltown Urban Renewal Area #7
Our File No. 422742-50

Dear Jessica:

We have prepared the attached materials which will enable the City Council to act on August 8, 2022 to set September 12, 2022 as the date for a public hearing on the establishment of the Marshalltown Urban Renewal Area #7 and on an urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is September 8, 2022. Please print a separate copy of the notice for delivery to the newspaper. Please email a copy of the published notice to lemke.susan@dorsey.com.

Also, a “consultation session” must be set up with the local county and school district. Please refer to my separate letter attached for further details.

Please send us one fully executed set of the proceedings once all the actions have been taken. Please contact John Danos, Erin Regan, Severie Orngard, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Alicia Hunter
Diana Steiner



August 3, 2022

Jessica Kinser
City Administrator/City Hall
Marshalltown, Iowa

Re: Marshalltown Urban Renewal Area #7/Consultation Session
Our File Number: 422742-50

Dear Jessica:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan to any other governmental bodies which might be affected by the use of tax increment financing within your urban renewal area. Specifically, the City must send a copy of the urban renewal plan and an invitation to attend a meeting to discuss the urban renewal plan to any county and school district whose jurisdiction covers any property to be included within the urban renewal area. This consultation must be held at least two weeks prior to the public hearing.

It is our understanding that the property within your proposed urban renewal area would affect Marshall County and the Marshalltown Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan and a copy of the notice of the public hearing on the urban renewal plan.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Page 2

Board of Supervisors
c/o Marshall County Auditor
11 N. 1st Avenue
Marshalltown, Iowa 50158

Superintendent
Marshalltown Community School District
1002 South 3rd Ave.
Marshalltown, IA 50158-3987

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

Best regards,

John Danos

Attachments

cc: Diana Steiner
Alicia Hunter

[City letterhead]

DATE: _____

TO: Board of Supervisors, Marshall County
Superintendent, Marshalltown Community School District

FROM: City Council
City of Marshalltown, Iowa

RE: Marshalltown Urban Renewal Area #7

The City of Marshalltown is in the process of establishing an urban renewal area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan and scheduling a meeting at which you will have the opportunity to discuss this plan.

The meeting to discuss our urban renewal plan has been set for _____, 2022, at _____ o'clock __.m. at the _____ in Marshalltown. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan at _____ o'clock __.m. on September 12, 2022, at the _____, Marshalltown, Iowa and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (641) 754-5701 if you have questions.

Enclosure

MEMORANDUM

To: City of Marshalltown Planning & Zoning Commission

From: Amy Bjork and John P. Danos, Bond Counsel for the City

Date: August 8, 2022

Re: Marshalltown Urban Renewal Area #7

A public hearing will be held by the City Council on September 12, 2022 on the adoption of an urban renewal plan for the Marshalltown Urban Renewal Area #7. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan, nor does it require that the Commission take any action to either approve or reject the proposed plan. It directs that the Commission meet to review the plan and comment to the City Council as to whether the plan conforms to, or is consistent with, the City’s Comprehensive Plan. Please convene a quorum of the Commission, complete your review and submit any comments to the City Council by Noon on September 12, 2022.

Please call us at (515) 283-1000 if you have questions about the statutory process.

CITY OF MARSHALLTOWN, IOWA
URBAN RENEWAL PLAN
MARSHALLTOWN URBAN RENEWAL AREA #7

September, 2022

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as “urban renewal areas,” and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of blight and of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create “economic development” areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

An investigation has been conducted the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa exist on certain property situated in the City of Marshalltown, Iowa (the “City”), such property being more particularly described on Exhibit A hereto (the “Property”), as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit B hereto. Furthermore the City Council has determined that need exists to undertake projects for the promotion of economic development on the Property proposed for inclusion in the urban renewal area.

The process by which a blighted and economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City’s existing general plan for the development of the City. All other affected taxing entities

must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for the Marshalltown Urban Renewal Area #7 (the “Urban Renewal Area”) and will guide the City in alleviating Blighted Conditions and promoting economic growth through the encouragement of commercial, industrial and residential development in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the “Property”) that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded commercial, industrial and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in commercial and industrial development, and to encourage commercial and industrial job retention, growth and expansion through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise and alleviate the Blighted Conditions.
5. To undertake projects, both public and private, targeted at the alleviation of the Blighted Conditions.
6. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential, commercial and industrial development.
7. To provide a more marketable and attractive investment climate.
8. To increase the number of affordable housing units in the City that are safe, attractive and comfortable.
9. To provide public facilities to enhance City services and enhance the economic attractiveness of the community.

10. To alleviate conditions of slum and blight in the Urban Renewal Area.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.
3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.
4. Acquisition, preparation and disposition of property for development and/or redevelopment.
5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.
6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.

V. SPECIFIC URBAN RENEWAL PROJECTS

The City has determined to undertake the following initiatives in the Urban Renewal Area as economic development urban renewal projects:

A.

Name of Project: Karl of Marshalltown, LLC Project

Date of Council Approval of Project: September 12, 2022

Description of Project: Karl of Marshalltown, LLC (the “Company”) has proposed to undertake (i) the remodeling of an existing building located at 1000 North 3rd Avenue in the Urban Renewal Area, and (ii) the construction of a new building at 906 North 3rd Avenue in the Urban Renewal Area (the “Projects”) for use in the Company’s business operations.

It has been requested that the City provide tax increment financing assistance to the Company in support of the Company's efforts to complete the Projects. The Projects will alleviate Blighted Conditions on the Property (as defined in Section II above), and facilitate economic development in the Urban Renewal Area.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$10,000.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the Projects.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Projects.

Description of Use of TIF: The City intends to enter into a development agreement (the "Development Agreement") with the Company with respect to the Projects and to provide annual appropriation economic development payments (the "Payments") to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$1,800,000, plus the Admin Fees.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the general plan for the physical development of the City.

VII. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of

the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the “tax increment” or “incremental value.”

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the City’s tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

IX. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

X. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit: \$86,547,701 ☐
2. Outstanding general obligation debt: \$_____
3. Proposed amount of debt to be incurred: \$ 1,810,000

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

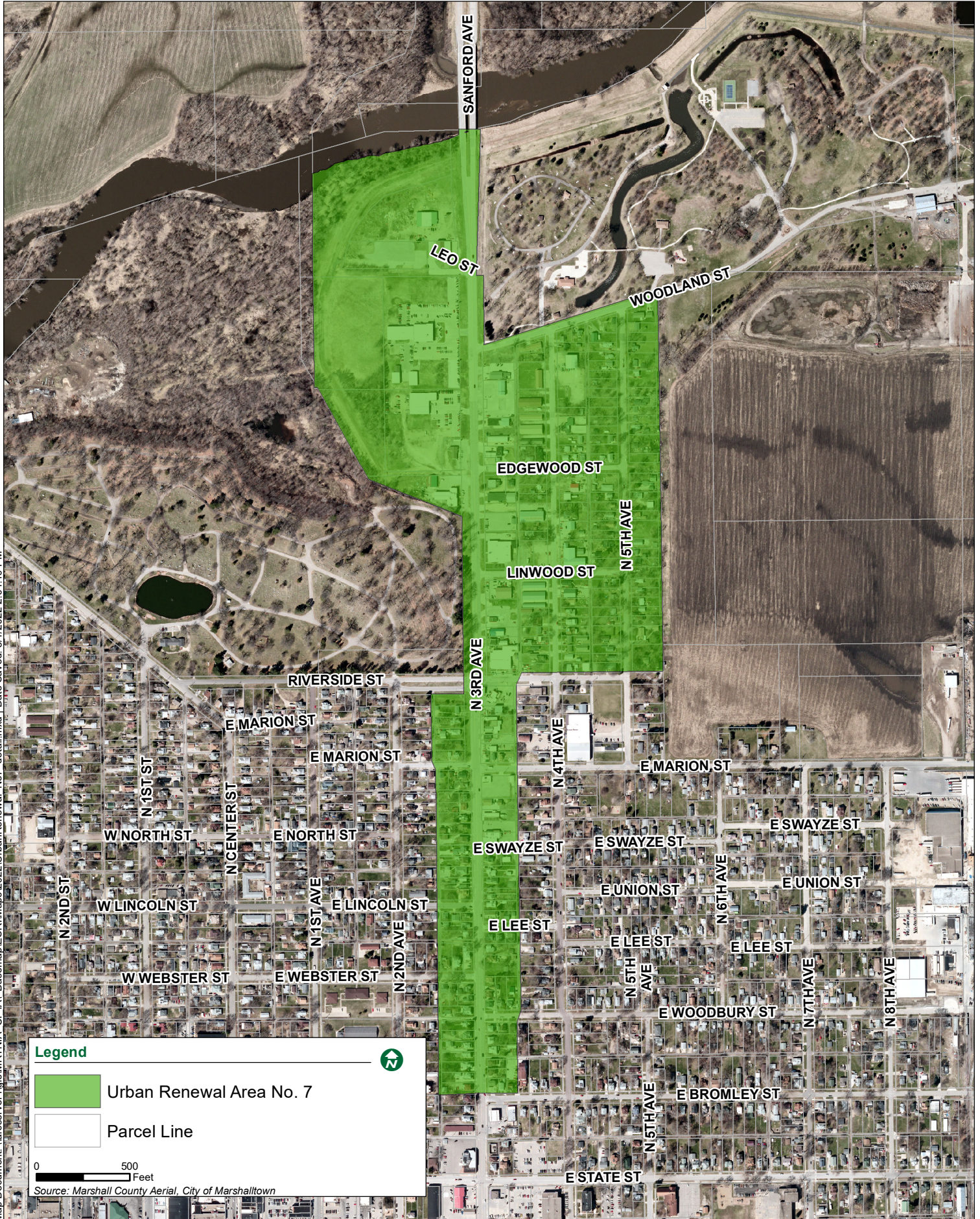
**EXHIBIT A
LEGAL DESCRIPTION
MARSHALLTOWN URBAN RENEWAL AREA #7**

A PORTION OF LAND IN THE EAST HALF OF SECTION 23 AND ALSO THE EAST HALF OF SECTION 26, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 3 OF THE TOWN PLAT OF MARSHALLTOWN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF LOT 5, BLOCK 3; THENCE NORTHEASTERLY ACROSS EAST WOODBURY STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 7 OF SAID LAWRENCES ADDITION ACROSS E. LEE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2 THROUGH LOT 6 ACROSS SWAYZE STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF LAWRENCES ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOT 1 THROUGH LOT 6 OF SAID BLOCK 3 ACROSS MARION STREET TO THE SOUTHWEST CORNER OF LOT 81 OF BINFORDS PARK PLACE ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 81 THROUGH 74 TO THE NORTHWEST CORNER OF LOT 74 OF SAID BINFORDS PARK PLACE ADDITION; THENCE NORTHEASTERLY ACROSS RIVERSIDE STREET TO THE SOUTHWEST CORNER OF LOT 73 OF BINFORDS PARK PLACE ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 73 IN SAID BINFORDS PARK PLACE ADDITION EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH AVENUE AND SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF BINFORD PARK MANOR ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 20, BLOCK 4 EXTENDED TO THE EAST RIGHT-OF-WAY OF NORTH 5TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 1 EXTENDED TO THE EAST LINE OF THE 16' VACATED ALLEY ADJACENT ON THE EAST SIDE OF SAID BLOCK 3, BINFORD PARK MANOR ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID 16' VACATED ALLEY EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF WOODLAND STREET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO EAST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE NORTH ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF SECTION 26; THENCE WEST ALONG SAID NORTH LINE OF SECTION 26 TO THE EAST RIGHT-OF WAY OF NORTH 3RD AVENUE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY TO NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN, MARSHALL COUNTY, IOWA; THENCE SOUTHWESTERLY ALONG NORTH CORPORATE LINE OF THE TOWN OF MARSHALLTOWN TO THE NORTHWEST CORNER OF LOT 1 OF 1 OF 2 OF 1 OF 1 (LOT 1/1/2/1/1) OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 OF LOT 1 OF LOT 2 OF LOT 1 OF 1 (LOT 1/1/2/1/1) THROUGH LOT 2 OF LOT 1 OF LOT 2 OF LOT 1 OF LOT 1 (LOT 2/1/2/1/1) TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 84 NORTH, RANGE 18

WEST; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 OF LOT 2 OF LOT 1 (LOT 1/2/1) TO ITS INTERSECTION WITH THE EAST BOUNDARY LINE OF THE CEMETARY; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST BOUNDARY LINE OF THE CEMETARY TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 OF LOT 3 OF LOT 1 (LOT 5/3/1) TO THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF NORTH 3RD AVENUE TO THE NORTHEAST CORNER OF LOT 4, BLOCK 4, OF RIVERSIDE ADDITION; THENCE WEST ALONG SAID NORTH LINE OF LOT 4 EXTENDED ACROSS THE ADJACENT 16.5' ALLEY TO THE NORTHEAST CORNER OF LOT 17, BLOCK 4; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 4; THENCE SOUTHEASTERLY ACROSS MARION STREET TO THE NORTHEAST CORNER OF LOT 7 OF SUBDIVISION OF LOT 1 (LOT 7/1) OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 THROUGH LOT 5 OF LOT 1 (LOT 7/1 THROUGH LOT 5/1) TO THE NORTH LINE OF BINFORDS ADDITION AND THE NORTHEAST CORNER OF LOT 12, BLOCK 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12 THROUGH LOT 7, BLOCK 1 TO THE NORTHEAST CORNER OF LOT 12 AND NORTH LINE OF WEBSTER'S 3RD ADDITION SUBDIVISION OF OUTLOT A, AKA NELSON AND PETERSON SUB OF OUTLOT A; THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LINCOLN STREET; THENCE SOUTH ALONG THE EAST LINE OF LOT 9 THROUGH LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 AND ALSO THE NORTH LINE OF WEBSTERS 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOT 4, BLOCK 2 OF WEBSTERS 3RD ADDITION ACROSS EAST WEBSTER STREET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF WEBSTERS 3RD ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 THROUGH LOT 4 TO THE NORTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 18 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 THROUGH LOT 7 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1/1 THROUGH 7/1/1/1/1) EXTENDED TO THE SOUTHEAST CORNER OF LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 (LOT 2/1/1/1), THENCE NORTHEASTERLY ACROSS THE ALLEY TO THE SOUTHWEST CORNER LOT 1, BLOCK 1, ABELL'S ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE; THENCE EAST ACROSS NORTH 3RD AVENUE TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 3; ALL WITHIN THE CITY OF MARSHALLTOWN, MARSHALL COUNTY, IOWA.

EXHIBIT B
DESCRIPTION OF BLIGHTED CONDITIONS



Map Document: \\arcserver1\gis\WRTNIA CI A\ Basemap\ESRI\Maps\2022\UrbanRenewal No7 detail.mxd | Date Saved: 8/17/2022 2:04:10 PM

