

RESOLUTION #9-15-2025D

RESOLUTION AUTHORIZING BID PROCESS AND SETTING A PUBLIC HEARING FOR  
PROPOSED SALE OF 1040 2<sup>nd</sup> AVENUE NW

WHEREAS, the City of Mount Vernon, Iowa, is the owner of that real property (“Property”) situated in the City of Mount Vernon, County of Linn, and State of Iowa, identified as “Parcel B” on Plat of Survey #2879, attached hereto marked “Exhibit A” and incorporated herein, as described and delineated thereon, the same constituting a portion of Linn County Parcel No. 171012700600000, locally known as 1040 2<sup>nd</sup> Avenue NW; and

WHEREAS, access to and from the Property shall be over a Perpetual Access Easement (“Easement”) the extent of which is described and delineated on the easement plat attached hereto marked “Exhibit B” and incorporated herein; and

WHEREAS, the Property has housed the City’s Public Works Maintenance Shop; and

WHEREAS, the City’s Public Works Maintenance Shop is being relocated and the City has no further need for the Property; and

WHEREAS, the City Council, in compliance with relevant provisions of Iowa Code §364.7, desires to solicit public bids for the sale of the Property; and

WHEREAS, the City Council has reviewed the proposed Bid Packet for the Property, attached hereto as “Exhibit A” and incorporated herein by this reference; and

WHEREAS, no final determination on the City Council’s proposal to sell the Property shall be made until the City Council holds a duly noticed public hearing on the proposed sale of the property to the winning bidder in accordance with the provisions of Iowa Code §364.7.

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

Section 1: The Bid Packet for the Property attached hereto is approved and adopted.

Section 2: Sealed bids for the Property shall be accepted until 3:00 P.M. on October 31, 2025, as more fully provided in the Bid Packet.

Section 3: The City Clerk is directed to post the Invitation to Bid included the Bid Packet at City Hall, and to publish the same in a legal newspaper, published at least once weekly, and having general circulation in said City at the earliest possible opportunity following the approval of this Resolution.

Section 4. The City Council shall hold a duly noticed public hearing as part of its regular meeting at 6:30 P.M. on November 3, 2025, at Mount Vernon City Hall, 213 First Street NW,

Mount Vernon, Iowa, for purposes of obtaining public input on the proposed sale of the Property to the winning bidder.

Section 5. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said public hearing, in a legal newspaper, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public hearing, pursuant to the requirements of Iowa Code Section 364.7.

Section 6. The notice of public hearing shall be in substantially the following form:

**(One publication required)**

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO SELL REAL PROPERTY LOCALLY KNOWN AS 1040 2<sup>ND</sup> AVENUE NW TO WINNING BIDDER

PUBLIC NOTICE is hereby given that the Council of the City of Mount Vernon, Iowa, will hold a public hearing on November 3, 2025, at 6:30 P.M. at Mount Vernon City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take action on the proposal to sell real property locally known as 1040 2<sup>nd</sup> Avenue NW, Mount Vernon, Iowa, to the winning bidder, said real property being legally described as follows:

ALL OF TRACT A, BEING THAT PART OF THE DEPOT GROUNDS OF THE CHICAGO, IOWA AND NEBRASKA RAILROAD (NOW THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY), AS SHOWN IN RETRACEMENT PLAT OF SURVEY AS RECORDED IN BOOK 7394 ON PAGE 594 AND AS DESCRIBED IN WARRANTY DEED AS RECORDED IN BOOK 1882 ON PAGE 144 OF THE LINN COUNTY RECORDS, AND ALL OF TRACT B, BEING THAT PART OF THE DEPOT GROUNDS OF THE CHICAGO, IOWA AND NEBRASKA RAILROAD (NOW THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY), AS SHOWN IN THE RETRACEMENT PLAT OF SURVEY AS RECORDED IN BOOK 7394 ON PAGE 594 AND AS DESCRIBED IN WARRANTY DEED AS RECORDED IN BOOK 1882 ON PAGE 141 OF THE LINN COUNTY RECORDS, AND PART OF TRACT C, BEING THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 82 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AS SHOWN IN RETRACEMENT PLAT OF SURVEY AS RECORDED IN BOOK 7394 ON PAGE 594 AND AS DESCRIBED IN WARRANTY DEED AS RECORDED IN BOOK 1882 ON PAGE 147 OF THE LINN COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AND BEGINNING AT THE NORTHWEST QUARTER OF SAID TRACT C, THENCE N88°14'40"E, 548.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY TO THE NORTHWEST CORNER OF PLAT OF SURVEY #559, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 3265 ON PAGE 601 OF THE LINN COUNTY RECORDS; THENCE S01°45'20"E, 80.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT A TO THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S88°14'40"W, 353.98 FEET ALON THE SOUTHERLY LINE OF TRACT A, TRACT B AND TRACT C; THENCE N80°32'39"W, 197.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT C; THENCE N01°45'20"W, 41.55 FEET ALONG SAID WESTERLY LINE TOT EH POINT OF BEGINNING. CONTAINING 40,109 SQUARE FEET, MORE OR LESS.

At the above meeting the Council shall receive comments from any resident or property owner of said City with respect to the proposed sale of the property. After all comments have been received and considered, the Council will take additional action on the proposal or will abandon the proposal.

Dated this 15<sup>th</sup> day of September, 2025.

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Marsha Dewell  
City of Mount Vernon, Iowa

(End of Notice)

PASSED AND APPROVED this 15<sup>th</sup> day of September 2025.

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Thomas M. Wieseler, Mayor

ATTEST:

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Marsha Dewell, City Clerk