

**MINUTES PROVIDING FOR FIRST
CONSIDERATION OF AN ORDINANCE
DESIGNATING REVITALIZATION AREA**

454115-10

(Ordinance– First Consideration)

Blue Grass, Iowa

February 2, 2026

The City Council of the City of Blue Grass, Iowa, met on February 2, 2026, at the City Council Chambers, 114 N. Mississippi Street, Blue Grass, Iowa, at 7:00 p.m., on February 2, 2026.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

Council Member _____ introduced an Ordinance entitled: “Ordinance No. 2026-01. An Ordinance Amending Ordinance Designating an Area of Blue Grass, Iowa, as the 2021 Blue Grass West Business Park Urban Revitalization Area.”

It was moved by Council Member _____ and seconded by Council Member _____ that the aforementioned Ordinance be now adopted. 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 motion duly carried and declared that said Ordinance had been given its initial consideration.

••Other Business••

Upon motion and vote, the meeting adjourned.

Mayor Brad Schutte

Attest: Ann M. Schmidt, CMC, City Clerk/Financial Officer

MINUTES PROVIDING FOR SECOND AND FINAL CONSIDERATION AND ADOPTION OF AN ORDINANCE AMENDING ORDINANCE DESIGNATING REVITALIZATION AREA

454115-10

(Ordinance–Second, waiving the Third and Final Consideration and Adoption)

Blue Grass, Iowa

February 17, 2026

The City Council of the City of Blue Grass, Iowa, met on February 17, 2026, at the City Council Chambers, 114 N. Mississippi Street, Blue Grass, Iowa, at 7:00 p.m., on February 2, 2026.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

The Mayor announced that, on February 2, 2026, the City Council had given its initial consideration to an Ordinance entitled “Ordinance No. 2026-01. An Ordinance Amending Ordinance Designating an Area of Blue Grass, Iowa, as the 2021 Blue Grass West Business Park Urban Revitalization Area.”

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring said Ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. 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 motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the Ordinance entitled "Ordinance No. 2026-01. An Ordinance Amending Ordinance Designating an Area of Blue Grass, Iowa, as the Blue Grass Urban Revitalization Area.," now be put upon its second, waiving of the third and final passage and adoption. The Mayor put the question on the final passage and adoption of said Ordinance and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that said Ordinance had been duly adopted, as follows:

CITY OF BLUE GRASS, IOWA

AMENDMENT 2026-01

An Ordinance Amending Ordinance Designating an Area of Blue Grass, Iowa as the
2021 Blue Grass West Business Park Urban Revitalization Area

BE IT ENACTED by the Council of the City of Blue Grass, Iowa:

WHEREAS, the City Council of the City of Blue Grass, Iowa, (the “City”) previously adopted Ordinance No. 2021-06 dated August 16, 2021, designating an area of the City as the 2021 Blue Grass West Business Park Urban Revitalization Area (the “Urban Revitalization Area”) pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Act”); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted an amended and restated plan (the “Restated Plan”) for the Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has by resolution reaffirmed and determined with respect to the Urban Revitalization Area that:

- (a) *The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Act; and*
- (b) *The economic development and promotion of commercial and industrial development in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the property situated in the Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act;*

and

WHEREAS, it is now necessary for the City to amend Ordinance No. 2021-06 for the purpose of adding certain real property to the Urban Revitalization Area;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Blue Grass, in Scott County, Iowa, that Ordinance No. 901 shall now read, as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, such property lying within the City and being described as follows:

Lot 1 of the Final Plat of Scott County West Business Park, an Addition to the City of Blue Grass, Scott County, Iowa.

According to the recorded plat, the property is located at the northwesterly corner of the intersection of Industrial Drive and Oak Lane in the City of Blue Grass, Iowa, having a frontage on Industrial Drive of 440.61 feet, a westerly line of 329.90 feet, a northerly line of 396.18 feet and an easterly line of 245.05 feet. The lot is subject to utility easements over the northerly and southerly 20 feet. The lot is subject to easements for utility and bike trail purposes over the easterly 20 feet. It further appears that there is a utility easement of undisclosed width adjacent to the westerly property line. The lot is further subject to 25-foot building setback lines from Industrial Drive and Oak Lane.

Lot 2 of the Final Plat of Scott County West Business Park, an Addition to the City of Blue Grass, Scott County, Iowa.

And

Lot 3 of the Final Plat of Scott County West Business Park, an Addition to the City of Blue Grass, Scott County, Iowa.

According to the recorded plat, the property is located on the northerly side of Industrial Drive, approximately 441 feet westerly of the intersection of Industrial Drive and Oak Lane in the City of Blue Grass, Iowa, having a combined frontage on Industrial Drive of 693.52 feet, a westerly line of 365.35 feet, a combined northerly line of 656.77 feet and an easterly line of 329.90 feet. The property is subject to utility easements over the northerly and southerly 20 feet. There also appear to be utility easements of undisclosed width over the east and west property lines of both lots. The lots are further subject to a 25-foot building setback line from Industrial Drive.

And

Lot 20 of the Final Plat of Scott County West Business Park, an Addition to the City of Blue Grass, Scott County, Iowa.

is hereby designated as the 2021 Blue Grass West Business Park Urban Revitalization Area.

Section 2. All Ordinances, including Ordinance No. 2021-06, or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed by the City Council of the City of Blue Grass, Iowa, this 17th day of February, 2026.

Approved and signed by the Mayor of the City of Blue Grass, Iowa, this 17th day of February, 2026.

Mayor Brad Schutte

Attest: Ann M. Schmidt, CMC, City Clerk/Financial Officer

Date of 1st reading: 02-02-26

Date of 2nd reading: 02-17-26

Date of 3rd reading: WAIVED

Date of Publication: 02-27-26

••Other Business••

There being no further business to come before the meeting, it was upon motion adjourned.

Mayor Brad Schutte

Attest: Ann M. Schmidt, CMC, City Clerk/Financial Officer

**STATE OF IOWA
SCOTT COUNTY SS:
CITY OF BLUE GRASS**

I, the undersigned, do hereby certify that I am the duly appointed City Clerk of the City of Blue Grass, Iowa, and that the above and foregoing is a true, correct and complete copy of the minutes of the meeting of the City Council, held as therein shown insofar as such minutes pertain to the adoption of the proposed amendment to the plan for the 2021 Blue Grass West Business Park Urban Revitalization Area and the passage of an Ordinance amending the Ordinance designating the 2021 Blue Grass West Business Park Urban Revitalization Area, including a true, correct and complete copy of the Ordinance referred to in said minutes.

I certify further that I filed a copy of the plan and the resolution approving the amendment to the plan with the Scott County Assessor.

WITNESS MY HAND this ____ day of _____, 2026.

Ann M. Schmidt, CMC, City Clerk/Financial Officer

STATE OF IOWA
SCOTT COUNTY **SS:**
CITY OF BLUE GRASS

I, the undersigned, do hereby certify that I am the duly appointed City Clerk of the City of Blue Grass, Iowa, and do hereby certify that “Ordinance No. 2026-01. An Ordinance Designating an Area of Blue Grass, Iowa, as the 2021 Blue Grass West Business Park Urban Revitalization Area,” of which the printed slip attached to the publisher’s original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this _____ day of _____, 2026.

Ann M. Schmidt, CMC, City Clerk/Financial Officer

(Attach hereto publisher’s affidavit of publication with clipping of Ordinance as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher’s affidavit.)