

SPECIAL MEETING NO. 17
Council Chambers, City Hall

May 29, 2020
12:00 O'Clock P.M.

The meeting convened at 12:00 P.M.

In order to protect the health and safety of our citizens and staff and mitigate the spread of COVID-19, we are following the Proclamation of a State Public Health Disaster Emergency issued at 12:00 P.M. on Tues, March 17, 2020, which has been extended through June 25, 2020. Mass Gatherings or events of more than 10 people in attendance are hereby prohibited at all locations and venues. As a result, mtg attendance will be limited to *Elected Officials and Essential Personnel as it relates to items presented on the Council Agenda in Council Chambers*. Comments and/or questions will be accepted in writing at the door on the Fourth St. entrance. Our City Admin. will continue to evaluate the impact of COVID-19 on our community and will follow the guidelines and reqs of Wapello County EMA, the IDPH, and the CDC. The City will continue to record and broadcast meetings of the City Council on the YouTube channel so they are accessible to the public.

During Public Hearings, individuals can call **641-683-4581** to address the Council. During the meeting, Staff will reserve a min of 4 minutes for each PH Item to allow time for individuals to call in for questions/concerns.

Present were Council Member Stevens, Meyers, Berg, Dalbey and Mayor Lazio.
Council Member Roe was absent.

Meyers moved, seconded by Dalbey to approve the agenda as presented.

This was the time, place and date set for a public hearing on the proposal to enter into an Option to Purchase Real Property with Cutler Development, LLC, which includes the potential sale of the City's interest in real property. Dir. of Hlth. Insp. & Planning Flanagan reported Cutler Development, LLC, wishes to purchase the south half of the Washington St. parking lot (on the corner of W. Main and S. Washington). This property is planned to be a mixed-use development, elevation commercial and upper story housing that will include mixed income housing occupancy. The developer, Scott Culter, will be applying for both Iowa Workforce Housing Program and Federal Home Loan Bank Rental Housing Program financing assistance. This will be the City's first public/private development effort in conjunction with the Build Grant river corridor initiative. The offer is \$5,000 for the lot with the term of the purchase agt. being 12 months. There will be approx. 24 living units included in the development; three story bldg. The style of this development will be different than previous ones and execution will also be different; tied to stringent rules. Cutler Development is applying for federal assistance which will also be tied to standards and regulations that must be met when developing property. No objections were received. Dalbey moved, seconded by Meyers to close the public hearing. All ayes.

Meyers moved, seconded by Dalbey that Res. No. 120-2020, approving and authorizing execution of an Option to Purchase Real Property by and between the City of Ottumwa and Cutler Development, LLC, and the potential sale of real property thereunder, be passed and adopted. All ayes.

Dalbey moved, seconded by Stevens that Res. No. 125-2020, a resolution in support of Workforce Housing Program and Federal Home Loan Bank Rental Housing Program Financing Assistance Applications to be submitted by Scott Cutler for a Housing Development Project in the City of Ottumwa, Wapello County, IA, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan reported this resolution shows the City's support of Cutler Development for applying for multiple Federal Financing Assistance. We have a cap for TIF rebatement of \$2.5 Million with our likely assessments being between \$1.6-1.8 Million for approx. 25 years. This rebatement is 15 yr retention. This partnership will allow us availability to grow our hotel/motel tax with sales tax income increasing at a greater clip. Our not to exceed \$2.5 Million is a conservative est. for this project. Other questions asked by Council: How does this development play into our housing needs assessment for the City? Is there a demand for housing in

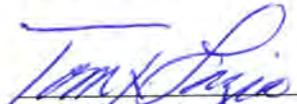
this income bracket compared to what has been done so far? Council members have some reservations about replacing our taxing needs for rebatements; we must look for revenue projects instead. All ayes.

Proposed reopening of the Beach Ottumwa. Proceed with re-opening of the Beach Ottumwa under the prescribed guidelines and procedures outlined by Governor Reynolds. City Admin. Rath and Parks & Rec Dir. Rathje presented on this topic. Governor Reynolds has lifted restraints to allow opening of pools for lap swimming. Will start training lifeguards so if other restrictions are lifted on June 17, we will be ready to open. The Beach will be deep cleaned Saturday after Test Iowa vacates the premises. We are taking a proactive approach; keeping chairs, picnic tables, serving tables all 6-8 ft apart with Plexiglas shields installed in contact areas and will also encourage everyone to wear masks if not able to stay 6 ft. apart in distance. Lifeguards need to focus on the water. These regs will be handled by employees at the front desk and supervisors. Council recommended that this plan be reviewed by our County EMA (Tim Richmond) to remain compliant with the county wide plan for hlth and safety.

There being no further business, Dalbey moved, seconded by Berg that the meeting adjourn. All ayes.

Adjournment was at 12:46 P.M.

CITY OF OTTUMWA, IOWA



Tom X. Lazio, Mayor

ATTEST:



Christina Reinhard, City Clerk