

Owen Planning Committee
Minutes
Thursday, April 22, 2021
Owen City Hall 833 W. 3rd St.
2:00 pm.

Called to order at 2:04 pm. by Bob Wilczek

Roll call: Present were Wilczek, John Mauel, Bernie Shelton, Allen Gajewsky and DPW Chad Smith.
Absent was Tim Conway.

Others present. Jim Bohl- J and L Bohl Properties LLC., Tim Swiggum-CDC, Nicole Rogers- Sentinel and Rural News, and Cindy Cardinal-O-W Enterprise

Consider Sale of Lots 12 and 13, Country Side Estates Parcels #:265.0301.014 and 265.0301.015

An offer has been received for Lots 12 and 13 for \$800 each. The continued development of duplexes is the purpose of the offer. This would be the 4th and 5th duplexes built by Bohl. Discussion about curb and gutter centered around the previous sales that included them. Bohl was committed to doing all the curb and gutter work on 9th St., but that work was included in the bid last year and contracted out to Haas and Sons. Going forward, the committee asked if Bohl could include the curb and gutter on 10th St., "Bluebird St." between 9th and 10th St. and extend to the end of the first parcels to the East of "Bluebird St." Bohl intends to begin construction on these lots this Fall. A Mauel/Shelton motion/second to recommend the sale of Lots 12 and 13, Parcels #265.0301.014 and 265.0301.015, to Carter's Corner LLC for the price of \$800 per lot plus closing costs and the installation of curb and gutter along "Bluebird St." between 9th and 10th St. and extending east one lot beyond Bluebird St. on 9th and 10th St. Passed unanimously. This curb and gutter agreement extends to the next agenda item as well.

Consider Sale of Lots 3, 6 and 7, Country Side Estates

Parcels #: 265.0301.005, 265.0301.008 and 265.0301.009

A Mauel/Gajewsky motion/second to recommend the sale of Lots 3, 6 and 7, Parcels # 265.0301.005, 265.0301.008 and 265.0301.009, for the price of \$800 per lot plus closing costs to Carter's Corner LLC. Curb and gutter installation is included in the previous motion above but was considered during this motion as well.

Consider Sale of Lot 17 of Country Side Estates Parcel #; 265.0301.019

An offer was also received on Lot 17 from Michelle Krahn for \$800. Discussion was held regarding the costs of curb and gutter that had been included in the previous offers but was not an expense for this parcel as it would be completed already. A Gajewsky/Shelton motion/second to recommend a counter offer of \$3,000 which would include the installed curb and gutter passed unanimously. It was also noted that the TIF #4 can only do projects through September of 2022 and that the price of lots will likely increase going forward.

Consider Sale of 6 Lots on East First St.

BLK 4 SUBDIVISION OF OUTLOT 8A ASSESSORS PLAT,

Parcels #:265.(0679,0680,0681,0682,0683,0694).000

J and L Bohl Properties has presented a written offer to purchase approximately 3.6 acres for \$1000. The purpose being the construction of three 16 unit apartment complexes that would include garages. A previously approved motion from February 8, 2021 had included the sale of 2.52 acres, Parcels #265.(0665,0666,0667,0668,0669,0670,0671,0672,0673 ,0674,0675,0676,0677,0678).000, for \$1,000 and amend the zoning to R-4, Multi-Family Residential District passed unanimously. A Shelton/Mauel motion and second to recommend the sale of parcels #:265.(0679,0680,0681,0682,0683,0694).000 as well as the previously approved sale to J and L Bohl Properties LLC for \$1,000 total, for construction of 3 apartment complexes of 16 units with noticeable development beginning this Fall and the clearing of trees being the responsibility of the buyer passed unanimously.

Consider Tax Deed Sale Properties:

Clark County has offered the properties at 219 E. 3rd St and 131 E. 4th St. to the City of Owen in lieu of running them through a Sheriff's Auction. The County will be writing off the taxes and there are no guarantees that the City would be reimbursed for the demolition expenses on each of these properties. The best way to try and recoup some of those monies would be to take ownership and try to market them accordingly. A

Shelton/Smith motion and second to accept the offer from Clark County and take possession of the two vacant properties passed unanimously.

Consider U.C.C.-City Parcel exchange:

The Owen United Church of Christ is interested in trading lots located at 219 E. 3rd St. (soon to be city property) and 307 E. 3rd St. (U.C.C. owned). The church property is East across Oak St. from the church and the proposed property is adjacent to the West. The U.C.C. would consider it an even trade. A Shelton/Mauel motion and second to approve the trade of vacant lots as presented passed unanimously.

Adjourn: Wilczek adjourned the meeting at 3:00 pm.

Submitted by Tim Swiggum