Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Co. Bluffs, IA 51503 - Phone: (712) 890-5350

RESOLUTION NO. 21-206

A RESOLUTION TO EXTEND THE DEADLINE FOR AMBAR RENTALS, LLC TO CONSTRUCT A DUPLEX ON PROPERTY FORMERLY OWNED BY THE CITY OF COUNCIL BLUFFS, AND BEING LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 5, MCMAHON COOPER AND JEFFERIS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, On June 22, 2020, the Council Bluffs City Council adopted Resolution No. 20-158 (see Attachment B) which disposed of property legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition to Ambar Rentals, LLC for a purchase price of $13,455.00 with a 10% down payment ($1,345.00); and

WHEREAS, As part of the approved Resolution No. 20-158, City Council agreed to forgive the remaining balance for the property ($12,110.00) if a home was constructed and issued a Certificate of Occupancy within 12 months from the date of approval but the 12-month deadline expires on August 4, 2021; and

WHEREAS, All of the groundwork, plumbing, foundation, and concrete slabs for the duplex and associated garages are installed; however the vertical construction for the duplex was delayed due to the COVID-19 pandemic; and

WHEREAS, The applicant has submitted an updated timeline for City Council review, and has requested an extension of time until December 1, 2021 to complete the duplex and the revised construction timeline is stated below:

- Duplex framing complete August 1, 2021.
- Sewer and water connected to City services September 1, 2021.
- Rough work complete October 1, 2021.
- Exterior clean-up complete November 1, 2021.
- Interior finish/project complete December 1, 2021; and

WHEREAS, The Community Development Department recommends approval of the request by Ambar Rentals, LLC, represented by Al Lewis, for an extension of time to construct a duplex on properties legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

A. The applicant shall complete construction and obtain a Certificate of Occupancy for the duplex by December 1, 2021;

B. If the applicant cannot complete construction and obtain a Certificate of Occupancy for the duplex by December 1, 2021, an extension of time shall be requested in writing to the Community Development Department prior to the expiration date. A three-month extension of time may be approved administratively by the Community Development Department. Any extension of time requests exceeding a three-month period shall be reviewed and approved by City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the extension of the deadline for Ambar Rentals, LLC to construct a duplex on property formerly owned by the City of Council Bluffs, and being legally described as Lots 9 and 10, Block 5, McMahon Cooper and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa is hereby granted.

ADOPTED
AND
APPROVED: June 28, 2021.

_____
MATTHEW J. WALSH Mayor

ATTEST: _____
JODI QUAKENBUSH City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, 2021, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

_____
Notary Public in and for said State