

OTTUMWA CITY COUNCIL MINUTES **Item No. B.-1.**

REGULAR MEETING NO. 11
Council Chambers, City Hall

April 7, 2020
5:30 O'Clock P.M.

The meeting convened at 5:38 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 April 30, 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 requirements of Wapello County EMA, the IDPH, and the CDC. The City will continue to record and broadcast mtgs. 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 minimum of **4** mins. for each Public Hearing Item to allow time for individuals to call in with questions/concerns.

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

Stevens moved, seconded by Meyers to approve the following consent agenda items and pulling/tabling Item B-10, Res. No. 61-2020, setting April 21, 2020 as the date of a public hearing on the disposition of city owned property located at 817 Chester to James and Lori Rushman for further discussion: Mins from Regular Mtg. No. 10 on March 17, 2020 as presented; Appointment of Lorri Swarney to the Planning and Zoning Commission, term to expire 4/1/2025; Approve promotion of Master Fire Fighter Ron Klein to Captain, effective April 1, 2020; Approve promotion of First Class Fire Fighter Gary Doud to Master Fire Fighter, effective April 1, 2020; Approve the appointment of Colton Millard to the position of Equip Operator for the Sewer Maintenance Dept. effective April 6, 2020; Approve the appointment of Blaise Rupe to the position of Equip Operator for the Sewer Maintenance Dept., effective April 13, 2020; Approve the purchase of a Water Purification System from Veters Culligan Water for a quoted price of \$6,474.84 for WPCF; Res. No. 56-2020, setting April 21, 2020 as the date of a public hearing on the disposition of City-owned Right of Way located at 2437 Northgate, Ottumwa, IA to JKAT Integrity Team, LLC, doing business as ReMax Pride; Res. No. 59-2020, setting April 21, 2020 as the date of a public hearing on the disposition of city owned property located at 117 S. Iowa Ave to Whatsoever You Do, Inc.; Res. No. 65-2020, approving the contract, bond and cert of insurance for the CSO, Blake's Branch, Ph 8, Div 1 Project. All ayes.

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

City Admin. Rath provided an update on City offices and services as affected by COVID-19. We are trying to maintain continuity of services amidst the mandatory closures by Gov. Reynolds. She has extended closings to include campgrounds and playgrounds, which we're hopeful people will be responsible in their social distancing and continue to utilize the parks to remain active.

Steve Dust, Pres., Legacy Foundation, presented an update on the BUILD Grant. The final application is due May 18, 2020 which is fast approaching. The Riverfront Redevelopment is part of the plan to renew the economic vitality along the riverfront.

Mayor Lazio inquired if there was anyone that wished to address an item on the agenda. There were none.

Roe moved, seconded by Dalbey to authorize City Staff to work with Anderson, Larkin & CO on the FY20 Audit and to sign the engagement letter. All ayes.

This was the time, place and date set for a public hearing approving the plans, specifications, form of contract and est. cost for the WPCF - Final Clarifier Sand Blasting Primer and Painting Project. City Engineer Dohlman stated this project consists of sandblasting, priming and painting the bridge and structure alone with the coating of the perimeter effluent trough for the Final Clarifiers at WPCF. A base bid will be received for the North Final Clarifier with alternate bids for the South Final Clarifier. Bids are due April 29, 2020, with construction expected to commence on or about May 25, 2020. Engineer's opinion of cost base bid \$40,000 and alternate bids \$36,000. No objections were received. Roe moved, seconded by Dalbey to close the public hearing. All ayes.

Meyers moved, seconded by Stevens that Res. No. 63-2020, approving the plans, specifications, form of contract and est. cost for the WPCF- Final Clarifier Sand Blasting Primer and Painting Project, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on Ord. No. 3171-2020, amending the Zoning Ord. #3088-2015 of the City of Ottumwa, IA, and as Set Forth in Ch. 38 of the Municipal Code by Amending Sections 38-74, 38-115 and 38-870, City of Ottumwa, Wapello County, IA. Dir. of Hlth., Insp & Planning Flanagan reported this includes recommended code language changes to address residential conversions. The ave. year built for a residential conversion is 1904 and the ave. assessed value is just \$34,284 despite these bldgs. having as many as eight dwelling units. Many of these bldgs. are persistent challenges for the Health Dept. and many are in historic districts. This change would give the City a greater degree of flexibility to address these properties when they become public nuisances and to encourage de-conversion or other appropriate use. No objections were received. Dalbey moved, seconded by Roe to close the public hearing. All ayes.

Roe moved, seconded by Berg to pass the first consideration of Ord. 3171-2020, amending the Zoning Ord. #3088-2015 of the City of Ottumwa, IA, and as Set Forth in Ch 38 of the Municipal Code by Amending Sections 38-74, 38-115 and 38-870, City of Ottumwa, Wapello County, IA. All ayes.

Meyers moved, seconded by Berg to waive the second and third considerations, pass and adopt Ord. No. 3171-2020. All ayes.

Dalbey moved, seconded by Roe that Res. No. 30-2020, approve the transfer of \$30,000 in City Fund 151 "Other Capital Projects Fund" from Dept 541 "White Box/Paint" to Dept 560 "Façade Program", be passed and adopted. Dir. of Hlth., Insp & Planning Flanagan reported these funds will be used to help with improvements to some businesses on Church St. Although these projects are different in character than that of the façade projects, they are still viable projects to assist in updates to facilities. These funds will be used to incentivize revitalization projects for commercial use. All ayes.

Roe moved, seconded by Dalbey that Res. No. 52-2020, approving the publication of a public notice soliciting competing proposals for the sale of real estate located within the City's West Gate URA at 310 E. Main, Ottumwa, IA, be passed and adopted. City Attorney Keith reported the City received an offer from Christner Properties, LLC, to purchase a small parcel of real estate for \$2,000. The real estate is adjacent to property at 304 E. Main, which is owned by Christner. To satisfy competitive bidding requirements and IA Code Section 403.8, a Resolution should be passed to approve the minimum development requirements, competitive criteria, and procedures for disposition of property located within the West Gate URA; determining that the proposal submitted by Christner Properties, LLC satisfies the

offering requirement and declaring the intent of the City to enter into a Purchase and Development Agt. with Christner Properties, LLC in the event that no competing proposals are submitted. Competitive bidders will have until noon on May 8, 2020 to submit competing bids. This will also allow further development at 304 E. Main. All ayes.

Roe moved, seconded by Dalbey that Res. No. 64-2020, awarding the Ward Street Bridge Replacement Project to Iowa Bridge & Culvert of Washington, IA, in the amount of \$419,635.55, be passed and adopted. City Engineer Dohlman reported this project consists of replacing the bridge over the Jefferson Drainage Ditch on Ward St. with a twin 10'x6' reinforced concrete box culvert. One bid was received on March 18, 2020. All ayes.

Mayor Lazio stated that the City has been recognized for 30 yrs. of continuous involvement with Tree City which has allowed us to replenish trees within our communities and parks.

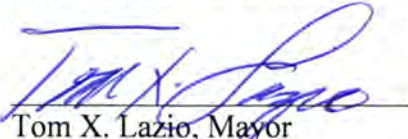
Recommend that people tune in to the weekly update with Wapello County EMA as we navigate COVID-19 which is held every Thursday evening at 6 P.M. You can also access their website: wapelloready.org.

Council person Berg wanted to let everyone know about the lights being installed on the Jefferson St. viaduct through the Alliant Hometown Rewards program.

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

Adjournment was at 6:33 P.M.

CITY OF OTTUMWA, IOWA


Tom X. Lazio, Mayor

ATTEST:


Christina Reinhard, City Clerk