

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

REGULAR MEETING NO. 24
Council Chambers, City Hall

September 3, 2019
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member Roe, Stevens, Streeby, Berg and Mayor Pro Tem Dalbey.

Stevens moved, seconded by Berg to approve the following consent agenda items: Mins. from Reg. Mtg. No. 22 on August 20, 2019 and Special Mtg. No. 23 on August 23, 2019 as presented; Approve the Proclamation for September 2019 to be National Recovery Month; Approve the Proclamation for the week of September 13, 2019 as "Welcoming Week" in the City of Ottumwa; Acknowledgement of July financial rpt. and payment of bills as submitted by the Finance Dept.; Appointment of William Hansen to the Cemetery Board of Trustees, term to expire 7/1/2020 and reappointment of Shirley Gingrich-Sloanaker, Larry Jackson and John Swarney to the Public Safety Adv. Brd., terms to expire 10/2/2022; Approve the appointment of Ronald Jacobsen to the position of Superintendent for the Ottumwa WPCF effective August 26, 2019; Approve the Annual Urban Renewal rpt. for the Westgate Urban Renewal Area, Airport Urban Renewal Area, Wildwood Drive/Highway 34 Urban Renewal Area and the Hospital District/Pennsylvania Ave. Corridor Urban Renewal Area for fiscal yr. July 2018 through June 2019 for the City of Ottumwa, IA; Res. No. 182-2019, approving the Street Financial Rpt. for fiscal year July 2018 through June 2019 for the City of Ottumwa, IA; Res. No. 188-2019, setting October 1, 2019 as the date of a public hearing on the disposition of City owned property located at 430 S. Milner; Res. No. 196-2019, authorizing destruction of certain records according to the Code of Iowa, 2017, as amended; Beer and/or liquor applications for: Aldi, Inc. #73, 940 Quincy Ave.; Bridge View Center/VenuWorks, 102 Church St.; Warehouse Barbeque, 2818 N. Court; Alpine Inn, 1804 Albia Rd.; all applications pending final inspections. All ayes.

Roe moved, seconded by Berg to approve the agenda as presented with tabling Item H-6, Res. No. 195-2019, approving the severance agt. with former City Admin. Andy Morris. All ayes.

Interim City Admin. Lazio reported the following:

- IA State Landlord Assoc. will be in Ottumwa for a conference Oct. 17 & 18.
- Zach Simonson presented on the Healthy Neighborhoods Initiative – first year for this program and we received 76 applications and awarded 8 projects at the following addresses (217 N. Sheridan, 512 N. Adams, 324 N. Jefferson, 707 McKinley, 155 N. Davis, 1401 E. Main, 1619 Mowrey and 729 E. Williams.
- Wood River Energy contract renewal is coming up and have requested information from City Engineer Dohlman.
- Interim City Admin – timeline and parameters – looking at 3-6 months before we can find a replacement; requesting input from Council.
- POLCO – discussion and contract renewal – this contract is up in December – do we want to continue?
- Negotiations for Union Contracts will occur this fall.
- Essman/Flynn Wright, PR firm out of DSM, trying to get City, Ottumwa School District and GoPIP working collaboratively for the same common goal/purpose.
- Daughters of the American Revolution recognize September 17-23 to celebrate the foundation of America.

Mayor Pro Tem Dalbey inquired if there was anyone from the audience who wished to address an item on the agenda. There were none.

Roe moved, seconded by Berg to approve the contract with Ottumwa Economic Development Corporation (OEDC) for the period of July 1, 2019 to June 30, 2020 in the amount of \$20,000 and authorize Mayor Pro Tem to sign. Agreement contains the same language as last fiscal year with two members delegated by city staff and/or council members to serve on the board. All ayes.

Streeby moved, seconded by Roe to approve the release of Build Grant Project RFQ's for Developer and Public Consideration for the Riverfront Apartments, Ph. 1 and Ph. 2. Dir. of Hlth. Insp. & Planning Flanagan reported that we hope to include are town homes on lot adjacent to and east of Market St., elevation commercial and upper story living developments on Market St. municipal parking lot and elevation commercial and upper story living on Washington St. parking lot. All ayes.

Roe moved, seconded by Stevens to authorize the Mayor to sign the agreements and Consents to Lien for thirteen properties in the 300 block of E. Main St. in connection with the Ottumwa Main Street Project (Downtown Streetscape). PW Dir. Seals reported the Downtown Streetscape project included new water main and water services to the stop box which is located in the sidewalk. These agreements are a formal way for payment between the property owners and the City. All ayes.

This was the time, place and date set for a public hearing approving the plans, specifications, form of contract and estimated cost for the 2020 Roofing Improv. Rebid Project. PW Dir. Seals reported this project will remove existing and install new roofing systems on the WPCF Maintenance Roof, WPCF Airport Pump Station Roof and Fire Station No. 1 Dormitory Roof. Bids will be opened Sept. 25, 2019. Engineer's opinion of cost: \$107,000. No objections were received. Roe moved, seconded by Streeby to close the public hearing. All ayes.

Streeby moved, seconded by Stevens that Res. No. 192-2019, approving the plans, specifications, form of contract and estimated cost for the 2020 Roofing Improv. Rebid Project, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing approving the plans, specifications, form of contract and estimated cost for the Beach Reno. – Ph. 4, Shade Structures Installation. Parks Dir. Rathje reported this project will install new shade structures around the outdoor pools, complete with new concrete foundations, prefabricated steel framing and woven vinyl mesh fabric. Bids will be opened Sept. 25, 2019. Engineer's opinion of cost: \$100,000. No objections were received. Streeby moved, seconded by Berg to close the public hearing. All ayes.

Roe moved, seconded by Streeby that Res. No. 193-2019, approving the plans, specifications, form of contract and estimated cost for the Beach Reno. – Ph. 4, Shade Structures Installation, be passed and adopted. All ayes.

Stevens moved, seconded by Roe that Res. No. 183-2019, awarding the contract for the Bridge View Center PCC Precast Wall Panel Repair project to Merit Construction Services of Farmington, MN in the amount of \$153,450, be passed and adopted. PW Dir. Seals reported three bids were received on Aug. 14, 2019 with engineer's opinion of cost at \$130,000. Upon Council approval of the contract, bonds and insurance, staff will work and discuss value engineering ideas with Merit. All ayes.

Streeby moved, seconded by Roe that Res. No. 187-2019, fixing an amount for abating a nuisance against certain properties in the City of Ottumwa, IA totaling \$3,425.13, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan reported that 5 nuisance clean ups are included in this resolution. All ayes.

Roe moved, seconded by Streeby that Res. No. 189-2019, approving and authorizing execution of a First Amendment to the Agt. for Private Development by and between the City of Ottumwa and 312

East Alta Vista Partnership, LLLP, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan reported this resolution will cure the default in the Development Agt. with Blackbird, regarding the site of our former hospital. The date of completion for demo was changed from Sept. 1, 2018 to Dec. 15, 2019 and date of project completion has been moved from Dec. 31, 2023 to Dec. 31, 2024. All ayes.

Streeby moved, seconded by Stevens that Res. No. 190-2019, determining the necessity and setting dates of a consultation and a public hearing on a proposed Agassiz Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Ottumwa, State of IA, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan reported this will start the process of establishing an Urban Renewal Area for the site of the former Agassiz School. The Agassiz URA is being established to empower the City to provide rebate incentives in conjunction with tax credits applications for the development of approx. 36 units of multi-family housing within the old school. The consultation meeting with other public entities will be Sept. 11, 2019 at 2:00 PM. Mr. Danaher will request a 15 year TIF rebatement as an incentive for redevelopment. All ayes.

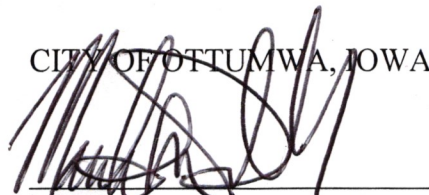
Streeby moved, seconded by Berg that Res. No. 191-2019, approving Change Order No. 3 and accepting the work as final and complete and approving the final pay request for the Albia Rd.-Wapello St. Modern Roundabout Project, be passed and adopted. PW Dir. Seals reported this change order decreases the contract by \$15,671.52. Total new contract sum \$759,620.49. Ayes: Stevens, Berg, Streeby. Nays: Roe, Dalbey. Motion carried.

Mayor Pro Tem Dalbey inquired if anyone from the audience wished to address an item not on the agenda. There were none.

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



Adjournment was at 6:15 P.M.

CITY OF OTTUMWA, IOWA



Matt Dalbey, Mayor Pro Tem

ATTEST:



Christina Reinhard, City Clerk