

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

REGULAR MEETING NO. 26
Council Chambers, City Hall

September 17, 2019
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Stevens to approve the following consent agenda items: Mins. from Reg. Mtg. No. 24 on Sept. 3, 2019 and Special Mtg. No. 25 on Sept. 6, 2019 as presented; Approve the Proclamation of the indoor swimming pool at the Beach Ottumwa as the "Coach McWilliams Pool"; Approve re-appointment of Duke Ball and Pam Kaupins to the Airport Adv. Brd., terms to expire 10/1/2022; Approve the appointment of Cody McClure to Engineering Assistant II effective Sept. 9, 2019; Approve the appointment of Todd Nickel to Engineering Assistant II effective Sept. 30, 2019; Approve the appointment of Kristi R. McDowell as the Interim Finance Dir. effective Sept. 30, 2019; Approve the designation of the position of City Clerk as a Dept. Head effective Sept. 30, 2019 and provide a salary adjustment; Res. No. 212-2019, approving the purchase of a 2019 Dodge 3500 One Ton Dump Truck from Stew Hanson Dodge in the amount of \$45,201 for the Street Maint. Dept.; Res. No. 213-2019, approving the purchase of a 2019 Dodge Ram Pickup 5500 from Stew Hanson Dodge in the amount of \$69,796, which includes a V-Plow and Salt Spreader for the Street Maint. Dept.; Res. No. 204-2019, accepting the work as final and complete and approving the final pay request for the 2019 RFP#1 – Blake's Branch Cleaning Proj.; Res. No. 208-2019, approving the contract, bond, and cert. of insurance for the Ottumwa Reg. Airport improvement proj.; Beer and/or liquor applications for: Potros Garcia, 2804 N. Court; Bubba-Q's, 1110 N. Quincy Ave.; Veterans of Foreign Wars No. 775, 702 W. Main St.; Club 888, 123 W. Third St.; Oktoberfest Committee, temp. outdoor service area, Jimmy Jones Shelter, 10/2-10/5/19; all applications pending final inspections. All ayes.

Roe moved, seconded by Streeby to approve the agenda as presented. All ayes.

Interim City Admin. Lazio recognized Frank Huston for his 46 seasons as the Ottumwa Softball Coach.

Council woman Berg recognized Mike McKelvey as having the oldest appliance (1945 GE) turned in for the Alliant Energy Hometown Rewards Program. This program was developed by state legislatures to educate and assist communities on being more energy efficient.

Interim City Admin. Lazio also reported the following:

- Heartland Humane – requesting funds for this year between \$6-8,000; will work with finance dept. to see if we can contribute \$5,000. This will be brought to Council for approval at the next mtg.
- Annual League of Cities Conf. being held in Dubuque 9/25-9/27/19 – four people representing Ottumwa.
- Introduced Edward Wilson, IT Mgr. for project update. Completed projects: IT equip./server room revamped; installed 40 new network switches; all depts. operating with new servers; new machines installed for Police Dept. in dispatch with multiple dispatch systems being migrated to new host; CAT6 cable installed throughout City Hall; interconnected all city operating systems to one which is crucial for future phone system and firewalls; wifi upgrade at campgrounds; replacement of outdated desktops & laptops; outdoor cameras replaced and video recorders for Police Dept.; digital door locks at City Hall. Future projects: new email system with shared contacts, devices and calendars; new phone system; kronos upgrade and timeclocks.
- Landlords Conference in Ottumwa next month – will work with Police Chief on downtown parking arrangements.

- Meeting with Tim Oswalt – refinancing city bonds, a look at where we are and if we can save by refinancing.
- IUB decision on Alliant Rates – this decision in October will effect all citizens in SE Iowa.
- Review of City Goals – met with staff to discuss goals, comp plan and ways to start looking at long term goals in order to carefully budget for them.
- Effect of construction on small businesses – especially in our downtown/E. Main area. We need to be sensitive to our local businesses that are affected by our continued progress and development of the area. Other communities are struggling too.

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 Streeby to accept the bid and award the contract for asbestos removal and demolition of 601 Spring St. to Dan Laursen of Ottumwa, IA, in the amount of \$10,400. Dir. of Hlth. Insp. & Planning Flanagan reported four bids were received. All ayes.

This was the time, place and date set for a public hearing on proposed Ord. No. 3165-2019, amending the Code of Ordinances by changing the zoning classification on certain property located at 430 E. Second St. in the City of Ottumwa, Wapello County, IA from R-4, Multi-Family Residential District to C-2, Community Commercial District. Dir. of Hlth. Insp. & Planning Flanagan reported the Planning Commission voted unanimously to approve this rezoning with the following conditional restrictions: auto repair, service, and/or sales; and agricultural equip. repair, service, and/or sales. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Roe moved, seconded by Streeby to pass the first consideration of Ord. No. 3165-2019, amending the Code of Ordinances by changing the zoning classification on certain property located at 430 E. Second in the City of Ottumwa, Wapello County, IA from R-4, Multi-Family Residential to C-2, Community Commercial. All ayes.

Streeby moved, seconded by Roe to waive the second and third considerations, pass and adopt Ord. No. 3165-2019. All ayes.

Berg moved, seconded by Streeby that Res. No. 194-2019, approving Chg. Order No. 1 and accepting the work as final and complete and approving the final pay request for the Quiet Zone Proj., be passed and adopted. PW Dir. Seals reported this change order increased the contract by \$4,418.02. Total new contract sum \$279,921.57. A final walk through meeting is set for Oct. 4, 2019 with SRF and FRA which will start the 30 day count down. All ayes.

Roe moved, seconded Stevens that Res. No. 200-2019, approving Chg. Order No. 1 and accepting the work as final and complete and approving the final pay request for the 2019 RFP#6 – City Hall Sidewalk Replacement Proj., be passed and adopted. PW Dir. Seals reported this change order decreased the contract by \$323.76. Total new contract sum \$3,584.99. All ayes.

Berg moved, seconded by Roe that Res. No. 201-2019, approving Chg. Order No. 1 and accepting the work as final and complete and approving the final pay request for the 2019 RFP#7 – Ottumwa Public Library Sidewalk Proj., be passed and adopted. PW Dir. Seals reported this change order increased the contract by \$662.93. Total new contract sum \$9,945.68. All ayes.

Roe moved, seconded by Streeby that Res. No. 202-2019, approving Chg. Order No. 1 and accepting the work as final and complete and approving the final pay request for the 2019 RFP#8 – Ray St. Sidewalk Installation Proj., be passed and adopted. PW Dir. Seals reported this change order increased the contract by \$302,70. Total new contract sum \$3,594.15. All ayes.

Berg moved, seconded by Roe that Res. No. 203-2019, accepting an IA Transportation Commission Grant for additional work on the Apron Reconstruction Proj. at the Ottumwa Reg. Airport, be passed and adopted. City Attorney Keith reported the IA Transportation Commission has awarded a grant of 85% of eligible costs up to a max state share of \$297,500 for the continuation of the Apron Reconstruction Proj. at the airport. This portion of the project is being funded from the FY2020 State Airport Dev. Program. All ayes.

Roe moved, seconded by Streeby that Res. No. 205-2019, approving the contract, bond and cert. of insurance for the Bridge View Center PCC Precast Panel Repair Proj., be passed and adopted. PW Dir. Seals reported this project was awarded Aug. 20, 2019 in the amount of \$153,450. All ayes.

Streeby moved, seconded by Berg that Res. No. 206-2019, approving Chg. Order No. 1 for the Bridge View Center PCC Precast Panel Repair Proj., be passed and adopted. PW Dir. Seals reported discussions occurred with Merit Construction Services to determine contract work items to reduce project costs. This change order decreases the contract amount by \$23,450. New contract sum \$130,000. All ayes.

Berg moved, seconded by Streeby that Res. No. 207-2019, approve matching funds for the Main St. IA Challenge Grant Application for 219 E. Main St., for renovation costs, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan introduced Brad Grefe, Area 15 RPC. The bldg. at 219 E. Main was originally a part of the second CDBG Master Façade Proj., but the owner pulled out. The new owner intends to renovate the bldg. with assistance through the Main St. IA Challenge Grant. Main St. Ottumwa requests \$26,000 in matching funds from the City to be pooled with the owner's match of \$44,000 and \$5,000 from OEDC. Grant applications are due Sept. 21, 2019, with the award announcement expected in early Nov. Projects awarded this grant must be completed within 24 months. All ayes.

Roe moved, seconded by Streeby that Res. No. 209-2019, awarding the contract for the WPCF VLR Gate Replacement Proj. to Woodruff Construction, LLC, out of Ames, IA in the amount of \$34,583, be passed and adopted. PW Dir. Seals reported four bids were received. All ayes.

Berg moved, seconded Stevens that Res. No. 210-2019, approving the contract, bond and cert. of insurance for the WPCF VLR Gate Replacement Proj., be passed and adopted. All ayes.

Roe moved, seconded by Streeby that Res. No. 211-2019, setting the date of a public hearing on a proposed Amendment No. 8 to the West Gate Economic Development Urban Renewal Plan in the City of Ottumwa, State of IA, be passed and adopted. Dir. of Hlth. Insp. & Planning Flanagan reported this resolution sets Oct. 1, 2019 as the public hearing to discuss a not to exceed \$4 Million rebatement to Chrisbro for the Bridge View Center Hotel project. This amendment also includes the expansion of incentives limitations to include \$8 Million for the Market St. and \$4.5 Million for the Washington St. projects, in relation to the RFQ's we recently released. Projects are slated for spring 2021 construction start. All ayes.

Tabled from Meeting No. 24 on 9/03/19

Stevens moved, seconded by Berg that Res. No. 195-2019, to accept the severance agt. with former City Admin. Andy Morris, be passed and adopted. Council members came to an agt. that when an employee signs a contract, they are expected to live up to/follow said contract and all feel that we need to settle this

issue. The contract that Mr. Morris signed provides that either the City or Mr. Morris may sever employment without cause subject to a six month severance package. In addition, Mr. Morris would receive a 2% wage increase on his anniversary date in November 2019. Roe moved, seconded by Stevens to amend Res. No. 195-2019, to accept the severance agt. minus the 2% wage increase on his anniversary date in November. Mr. Morris would receive six months' severance and his benefit package, excluding vacation and sick leave accrual, as set out in his employment contract signed Oct. 6, 2015. All ayes. Roll call on the motion as amended. All ayes.


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

Interim City Admin. Lazio stated we will hold a special work session in Oct. with Erin Mullenix from IA League of Cities on the IA budget process.

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

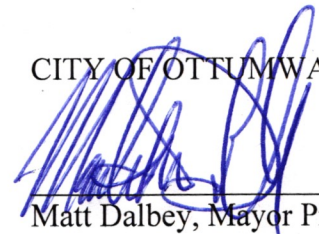
Adjournment was at 6:30 P.M.

ATTEST:



Christina Reinhard
Christina Reinhard, City Clerk

CITY OF OTTUMWA, IOWA



Matt Dalbey
Matt Dalbey, Mayor Pro Tem