

## OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 16  
Council Chambers, City Hall

May 18, 2021  
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Berg to approve the following consent agenda items: Mins from Special Mtg. No. 13 on April 27, 2021 and Regular Mtg. No. 14 on May 4, 2021 as presented; Ack. of April financial rpt. and pymt. of bills as submitted by the Finance Dept.; Recommend appointment of Michael McDonough to the Planning and Zoning Commission, term to exp. 4/1/2024 due to a vacancy; Approve appointment of Zach Simonson to full-time Dir. of Community Development for the City of Ottumwa, Adoption of FY22 Salary Schedule for Non-Represented Employees; Approve purchase of a used vehicle for use as Airport Courtesy Vehicle for Ottumwa Reg Airport for \$9,500; Approve purchase of five (5) 2021 Ford Utility Police Interceptor Utility vehicles from Stiver's Ford of Waukee, IA for \$174,890 and purchase police equip. necessary for basic police functions in the amount of \$61,625 from Racom Corp.; Res. No. 101-2021, approving the City's Wellness Program – Healthy Choice\$ Services Agt. to be provided by ORHC, term to end May 23, 2022; Res. No. 103-2021, approving contract, bond, and cert. of ins. for the 2021 Sidewalk Drop & Detectible Warning Installation Program; Res. No. 104-2021, approving contract, bond, and cert. of ins. for the 2021 Sanitary Utility Access Program; Res. No. 105-2021, approving contract, bond, and cert. of ins. for the 2021 Catch Basin Replacement Program; Res. No. 106-2021, approving contract, bond, and cert. of ins. for the River Wall Extension Project; Res. No. 108-2021, approving Wapello County/City of Ottumwa Law Enforcement Center Maintenance Budget for FY ending June 30, 2022; Beer and/or liquor applications for: Parkview Plaza (Hotel Ottumwa), 107 E. Second; Walgreens #1301, 327 W. Fourth; Casey's Gen. Store #1678, 346 Richmond; Casey's Gen. Store #1886, 504 W. Mary; Casey's Gen. Store #7, 1001 E. Main; Casey's Gen. Store #2208, 1603 W. Second; all applications pending final inspections. Before vote, Council Member Meyers requested discussion on Items 4, 5 and 7; he also requested clarification as to why resolutions are included in the consent agenda. All ayes.

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

City Admin. Rath gave Tim Richmond, Wapello County Emergency Mgmt. Agency, the floor to discuss a Letter of Interest to purchase public property. Prior to COVID-19, people hadn't heard much about EMA; today, we are looking to find a full time emergency center instead of borrowing spaces from other entities; the prior transit bldg. has all of the features needed by our EMA and would like to look at options to purchase this property so services may continue for Ottumwa and Wapello County. City Admin. Rath stated he has reached out to IADOT to determine our obligations and opportunities for the use of this bldg.; will continue to work with the state for a final number should this be something Council wishes to move forward with. Looking for a general consensus of council to proceed; Mayor Lazio stated he sees heads nodding, okay to proceed.

City Admin. Rath provided a reminder on the discharging of fireworks to the general public; this is limited to the fourth of July from 4-10:30 P.M. only.

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

This was the time, place and date set for a public hearing on disposition of city owned property described as the South 41 feet of Lots 10 and 11 in Devins Add to the City of Ottumwa, Wapello County, IA commonly known as 510 N. Market. Dir. of Community Development Simonson reported three bids were rec'd. No objections were rec'd. Roe moved, seconded by Stevens to close the public hearing. All ayes.

Meyers moved, seconded by Roe that Res. No. 83-2021, accepting the bid and approving the sale of City owned property described as the South 41 feet of Lots 10 and 11 in Devins Add to the City of Ottumwa, Wapello County, IA commonly known as 510 N. Market to Fred Ver Schuure for \$5,176, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the Proposed Amendment to the FY21 City Budget. Finance Dir. Mulder reported this amendment will not increase the property tax levy. She reported the biggest change is that of transit – we eliminated this fund the past yr and didn't know when we approved the budget that this would occur; she further explained addition of 2021 Bond Proceeds in Other financing sources, capital projects and transfers in/out, revenue line items adjustments, reductions effected from COVID-19 and increases from relief pkg., LOST and bonding for CIP, Airport fund and transit funds amended for changes in operations. No objections were rec'd. Dalbey moved, seconded by Roe to close the public hearing. All ayes.

Roe moved, seconded by Dalbey that Res. No. 90-2021, amending the annual budget for the FY ending June 30, 2021, be passed and adopted. All ayes.

Dalbey moved, seconded by Berg that Res. No. 107-2021, accepting the work as final and complete and approving the final pay request for the 2020 Roofing Improvements Project, be passed and adopted. PW Dir. Seals reported Hawkeye Enterprise Roofing and Coating of Cincinnati, IA, has completed the work according to plans & specs. for the WPCF Maintenance Roof, WPCF Airport Pump Station and Fire Station #1 Dormitory Roof. Contract was awarded for \$111,263; CO#1 increased the contract by \$6,380, making the total contract \$117,643. Final pymt. \$5,882.15 will release all retainages of the project. All ayes.

Meyers moved, seconded by Berg that Res. No. 109-2021, lifting the Moratorium on sale of City-owned vacant lots and adopting the fourth amended Policy No. 42-2004, for the disposition of City-owned properties, be passed and adopted. Dir. of Community Development Simonson reported last May the Council approved Res. No. 101-2020 that placed one yr. moratorium on the sale of city-owned vacant lots suitable for development unless purchaser signed a development agt. to build. The Planning Dept. revised Policy 42-2004 to reflect the following: The Dir. of Community Development will review current inventory of vacant lots and any lot acquired in the future to determine if it is suitable for development. If a lot is suitable for development, the sale will require a development agt. to build on that for a permitted use. Criteria for evaluation will include minimum lot dimensions for the zoning district, topographic suitability without substantial excavation or fill and the density of vacant or blighted property in a neighborhood as relates to its suitability for urban renewal. The dir will send notices to property owners adjacent to lots not suitable for development to advertise their availability for sale. The goal of these notices is to reduce the inventory of non-buildable lots and thus mowing cost and liability incurred by the City. Restriction on buyers who do not own adjoining property from buying for green space. Buyers without adjoining property would have no legal use for the lot and these transactions have resulted in buyers neglecting or misusing property. Creation of a program to sell lots in residential districts that are unsuitable for housing to nonprofits for community gardens. Lots could be sold for \$1.00 but the purchasing organization is required to demonstrate nonprofit status and the ability to maintain the lot.

Council person Berg asked if we can have an active map on our city website that shows available lots and advertise this process. All ayes.

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

He reported a meeting was held with Canadian Pacific Railroad to address concerns on Blackhawk Rd. The County Sheriff, County Supervisor, City staff and a number of citizens were in attendance and there have been some adjustments made that are making a difference.

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

Adjournment was at 6:31 P.M.

CITY OF OTTUMWA, IOWA

  
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Tom X. Lazio, Mayor

ATTEST:

  
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Christina Reinhard, CMC, City Clerk