



****AMENDED AGENDA
OTTUMWA CITY COUNCIL**

REGULAR MEETING NO. 28
Bridge View Center, 102 Church St.

November 7, 2023
5:30 O'Clock P.M.

A. ROLL CALL: Council Member Galloway, McAntire, Hull, Pope, Roe and Mayor Johnson.

B. CONSENT AGENDA:

1. Minutes from Regular Meeting No. 27 on October 17, 2023 as presented.
2. Recommend re-appointment of Dave Cecil to the Parks Advisory Board, term to expire 11/1/2028 and Leisa Walker to the Ottumwa Housing Authority, term to expire 11/22/2025; recommend appointment of Tom Stewart to the Ottumwa Housing Authority, term to expire 11/22/2025 due to a vacancy.
3. Civil Service Eligibility Lists for October 25, 2023: Public Works Equipment Operator Entrance, Code Compliance Officer Entrance, Finance Accounting Specialist Entrance, Fire Chief.
4. Approve purchase of (2) 2024 Ford Explorer 4dr 4X4 vehicles from Stiver's Ford of Waukee, IA, in the amount of \$40,399 each for a total of \$80,798 to replace current fleet #414 and #417.
5. Resolution No. 175-2023, fixing November 21, 2023 as the date for a public hearing on the proposal to lease certain real property at the Ottumwa Regional Airport to Anderson Row Crop Farms, LLC and providing for publication of notice thereof.
6. Beer and/or liquor applications for: Mizu Hibachi & Sushi, Inc., 1111 Quincy Ave., Suite 111; Club 888, 123 W. Third Street; Mexico Lindo, 530 W. Second St.; Richmond & Ferry BP Amoco, 720 Richmond Ave.; Snookered, 109 S. Green St.; Uncle Buck's Bar & Grill, Temporary Outdoor Service Area on 11/11/2023; all applications pending final inspections.

C APPROVAL OF AGENDA

D. ADMINISTRATORS REPORT TO COUNCIL AND CITIZENS:

1. Ottumwa Water & Hydro – Manager Tim Albert with an update.
2. Ottumwa Regional Health Center – William Kiefer, CEO & Justin LeMoine, Associate Administrator, to provide an update.
3. Status of Financial Reporting of City Funds.

All items on this agenda are subject to discussion and/or action.

E. IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:

(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)

F. PUBLIC HEARING:

1. This is the time, place and date set for a public hearing approving the plans, specifications, form of contract and estimated cost for the Blake's Branch Phase 8, Division II Sewer Separation Project Ottumwa, Iowa.

- A. Open the public hearing.
- B. Close the public hearing.

- C. Resolution No. 181-2023, approving the plans, specifications, form of contract and estimated cost for the Blake's Branch Phase 8, Division II Sewer Separation Project Ottumwa, Iowa.

RECOMMENDATION: Pass and adopt Resolution No. 181-2023.

2. This is the time, place and date set for a public hearing approving the plans, specifications, form of contract and estimated cost for the Richmond Avenue Pump Station Improvements Project.

- A. Open the public hearing.
- B. Close the public hearing.
- C. Resolution No. 182-2023, approving the plans, specifications, form of contract and estimated cost for the Richmond Avenue Pump Station Improvements.

RECOMMENDATION: Pass and adopt Resolution No. 182-2023.

3. This is the time, place and date set for a public hearing on the proposal to convey certain real property known as 807 Lee Street, Ottumwa, Wapello County, Iowa to Kurt Cochran.

- A. Open the public hearing.
- B. Close the public hearing.
- C. Resolution No. 184-2023, approving and authorizing the conveyance of certain real property known as 807 Lee Street, Ottumwa, Iowa, to Kurt Cochran for the sum of \$15,500.

RECOMMENDATION: Pass and adopt Resolution No. 184-2023.

4. This is the time, place and date set for a public hearing on the proposal to convey certain real property known as 215 North Benton Street, Ottumwa, Wapello County, Iowa to Araceli Andrade.

- A. Open the public hearing.
- B. Close the public hearing.
- C. Resolution No. 185-2023, approving and authorizing the conveyance of certain real property known as 215 North Benton Street, Ottumwa, Wapello County, Iowa to Araceli Andrade for the sum of \$5,500.

RECOMMENDATION: Pass and adopt Resolution No. 185-2023.

G. ORDINANCES:

H. DEPARTMENTAL, BOARD, OR COMMISSION RECOMMENDATIONS/REPORTS:

1. Approve payment to the Wapello County Sheriff's Department in the amount of \$24,756.12 for the Police Department's portion (1/3) of the total cost of the yearly programming/maintenance fees of the in-house computer software.

RECOMMENDATION: Authorize payment of \$24,756.12 to the Wapello County Sheriff's Department for programming/maintenance fees of the in-house computer software.

2. Update for CSO, Phase 8 Division 1 and II.

RECOMMENDATION: Receive update.

- ** 3. Authorization to Proceed with Assumption of the Lease to Own Agreement for the Irrigation Panel for Cedar Creek Golf Course.

RECOMMENDATION: Authorize staff to work with Integrity Golf LLC to transfer the lease to own agreement for the panel needed to operate the irrigation system at Cedar Creek Golf Course.

I. RESOLUTIONS:

1. Resolution No. 174-2023, authorizing the Mayor to sign and staff to submit the application Agreement under the Iowa Department of Transportation (IDOT) General Aviation Vertical Infrastructure Program (GAVI) for the Fiscal Year 2024 and Authorize the Mayor to sign the contracts.

RECOMMENDATION: Pass and adopt Resolution No. 174-2023.

2. Resolution No. 177-2023, approving the purchase of six (6) Galvanized Light Poles by the Electrical Department in the amount of \$26,298.

RECOMMENDATION: Pass and adopt Resolution No. 177-2023.

3. Resolution No. 178-2023, Approving the Execution of an Affidavit of Possession and Explanatory Title.

RECOMMENDATION: Pass and adopt Resolution No. 178-2023.

4. Resolution No. 179-2023, referring a Petition to the City Planning and Zoning Commission for the Renewal of the Downtown Ottumwa Self-Supporting Municipal Improvement District (SSMID).

RECOMMENDATION: Pass and adopt Resolution No. 179-2023.

5. Resolution No. 180-2023, approving a subordination Agreement between the City of Ottumwa, South Ottumwa Savings Bank and RG Property.

RECOMMENDATION: Pass and adopt Resolution No. 180-2023.

6. Resolution No. 183-2023, approving the State and Tribal Assistance Grant (STAG) Application for Phase 8, Division II and authorizing the Mayor to sign the application.

RECOMMENDATION: Pass and adopt Resolution No. 183-2023.

J. PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

K. MAYOR/CITY COUNCIL REPORT AND/OR COMMUNICATIONS

ADJOURN

***** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the**

City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. ***

**AMENDED – Added Item H-3.



| CITY OF |
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FAX COVER SHEET

City of Ottumwa

DATE: 11/6/2023 TIME: 10:00 AM NO. OF PAGES 5
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: AMENDED Agenda for the Regular City Council Meeting #28 to be held on 11/7/2023 at 5:30 P.M. at Bridge View Center.

 FAX MULTI TX REPORT

JOB NO. 3983
 DEPT. ID 4717
 PGS. 5

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TX INCOMPLETE -----

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11/7/2023 at 5:30 P.M. at Bridge View Center, 102 Church Street.

REGULAR MEETING NO. 27
Room 108, City Hall

October 17, 2023
5:30 O'Clock P.M.

The meeting was called to order at 5:30 P.M.

Present were Council Member Roe, Galloway, McAntire, Hull, and Mayor Johnson.
Council Member Pope was absent.

Roe moved, seconded by Galloway to enter into closed session in accordance with IA Code Section 21.5(1)(c). To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Motion carried 4-1. Absent: Pope.

The meeting entered closed session at 5:31 P.M.

Galloway moved, seconded by Roe to return to open session at 5:53 P.M. Motion carried 4-1. Absent: Pope.

Council reconvened at 6:00 P.M. in Council Chambers.

Present were Council Member Roe, Galloway, McAntire, Hull and Mayor Johnson.
Council Member Pope was absent.

Roe moved, seconded by Galloway to approve consent agenda items: Mins. from Regular Mtg. No. 26 on Oct. 3, 2023 as presented; Recommend appointment of Brenda Curran to Public Safety Adv. Committee, term to exp. 10/1/2024 due to vacancy; Canvasser/Solicitor application for Workingman's Christmas Party Oct. 29 to Dec. 31, 2023; Res. No. 168-2023, fixing Nov. 7, 2023 as date for public hearing on disposal of City owned property known as 807 Lee St.; Res. No. 169-2023, fixing Nov. 7, 2023 as date for public hearing on disposal of City owned property known as 215 N. Benton; Beer and/or liquor applications for: RE/MAX Pride, 2431 Northgate St., with OSA; Pallister Brothers Brewing Comp., 116 N. Market; all applications pending final inspections. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by Roe to Amend the Agenda to present Items I-4 and I-5 before Item F-1; and removal of Res. No. 162-2023 from the table to vote upon. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway to approve the agenda as amended. Motion carried 4-1. Absent: Pope.

City Admin. Rath wanted to remind public that city offices are moving to the depot bldg. next week. Services will not be available during the move; will reopen on Monday, Oct. 30, 2023.

Comm. Dev. Dir. Simonson recognized Don Krieger for 28 Yrs. of service to P&Z Commission. He also recognized Landfill Groundskeeper Mike Munley for outstanding job performance during a fire that occurred at the landfill.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. There were none.

Galloway moved, seconded by McAntire that Res. No. 171-2023, auth. Greg Wilson d/b/a Integrity Golf Group, LLC to subcontract operations of Cedar Creek Golf Course to Adam Wilson, be passed and adopted. Much discussion was had. Motion Failed: 2-2-1. Ayes: Galloway, Hull. Nays: Roe, McAntire. Absent: Pope.

McAntire moved, seconded by Galloway that Res. No. 172-2023, amending Operating Agt. between City and Integrity Golf Group, LLC, to extend for an addtl five yrs., be passed and adopted. Motion Failed: 0-4-1. Ayes: none. Nays: Roe, Galloway, McAntire, Hull. Absent: Pope.

This was the time, place and date set for public hearing on Auth. of a Loan Agt. and Issuance of Notes to evidence the obligation of the City thereunder. Rath explained reasoning for holding PH is to be able to reallocate bond funds to purchase equip. from the golf course for future use. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway that Res. No. 165-2023, instituting proceedings to take addtl. action for the issuance of Not to Exceed \$550,000 General Obligation Capital Loan Notes, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway to approve support of 2024 RAGBRAI and auth. Mayor to provide a Letter of Support for the City to become a host city during the event. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway to approve pymt. to Alliant Energy in the amt. of \$13,833.72 for a new electrical transformer in Greater Ottumwa Park Campground. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway that Res. No. 164-2023, approving changes/updates to Compensation Handbook, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe that Res. No. 167-2023, awarding contract and approving contract, bond, and cert. of ins. for Asbestos Abatement – City Hall Bldg. Project, be passed and adopted. PW Dir. Burgmeier reported Advanced Environmental Testing & Abatement, Inc. of Waterloo, IA in the amt. of \$95,000 was best bid. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Galloway that Res. No. 170-2023, accepting work as final and complete and approving final pay request for WPCF Operations Roof Replacement Project, be passed and adopted. Burgmeier reported contract amt. \$163,953. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe that Res. No. 173-2023, removing Special Assessments totaling \$10,786 with interest and fees; applied to a vacant lot on Hackberry contained in the following Res: 252-2013, 291-2014, 268-2015, 286-2016, 267-2017, 284-2018, 266-2019, 260-2020, 209-2021 and 41-2023, be passed and adopted. Motion carried 4-1. Absent: Pope.

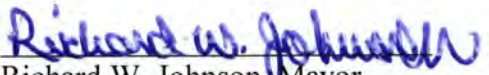
McAntire moved, seconded by Galloway that Res. No. 162-2023, auth. purchase of used equip. from Integrity Golf Group, LLC, for Golf Course Operations at Cedar Creek Golf Course, be passed and adopted. Motion Failed 1-3-1. Ayes: Galloway. Nays: Roe, McAntire, Hull. Absent: Pope.

Mayor Johnson inquired if anyone from the audience wished to address an item not on the agenda. Robert Hubbell addressed the Council on the drug trafficking that goes on in our City.

There being no further business, Roe moved, seconded by Galloway that the mtg. adjourn. Motion carried 4-1. Absent: Pope.

Adjournment was at 6:56 P.M.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, CMC, City Clerk

Published in Ottumwa Courier on 10/21/2023.



November 7, 2023

TO: Ottumwa City Council Members
FROM: Richard W. Johnson, Mayor
SUBJECT: APPOINTMENT TO CITY BOARDS AND/OR COMMISSIONS

Recommend re-appointment to the Parks Advisory Board, term to expire 11/1/2028.

Dave Cecil
605 E. 4th St.

Recommend re-appointment to the Ottumwa Housing Authority, term to expire 11/22/2025.

Leisa Walker
416 W. Golf Ave.

Recommend appointment to the Ottumwa Housing Authority, term to expire 11/22/2025 due to a vacancy.

Tom Stewart
1618 N. Court

CITY OF OTTUMWA
Biographical Data for Appointment to City Advisory Board

The information contained on this form is for the use of the Mayor and City Council in order to fill vacancies on City Advisory Boards Commissions, Committees, or Task Forces.

Biographical forms may be submitted at any time during the year; however, they will be purged January 31 of each year. If you have not been appointed to an advisory board during the preceding year, and still desire appointment, please resubmit an updated biographical form or advise in writing that the initial form is still usable.

Board, Commission, Committee, or Task Force to which appointment is desired:

OTTUMWA Housing Authority

Name: Thomas P Stewart Telephone: 641-682-2462

Email: (optional) STEWART4@MCHSI.COM

Address: 1618 N COURT ST. OTTUMWA ZIP: 52501

Business: NONE Telephone: _____

Address: _____ ZIP: _____

Date Available for Appointment BY ARRANGEMENT E-Mail: _____

Present occupation: SEMI-RETIRED COLLEGE INSTRUCTOR/COUNSELOR

Previous Employment: Indian Hills Comm. College

Answer the following: (Use additional sheets if necessary)

Community Service:

(List boards, commissions, committees and organizations currently serving or have served on, offices held and in what city).

former member & chair of the OTTUMWA PLAN + ZONE COMMISSION
Founding member of the OTTUMWA Women's Crisis Center
Former member of the American Home Finding Board
" President " " " " " "
Former Deacon (Treasurer) First Presbyterian Church - OTTUMWA
Former President of the OTTUMWA Board of Realtors

Please list any professional or vocational licenses or certificates you hold.

Permanent professional Iowa Teaching Certificate
Iowa Real Estate Broker's License - Inactive
Former Certified Fund Raising Executive (CRFE) Certificate

I hereby certify that the following information is correct to the best of my knowledge.

Thomas P. Stewart
Signature

OCT. 26, 2023
Date

You are invited to attach additional pages or submit supplemental information which you feel may assist the Mayor and City Council in their evaluation of your application.

WHEN COMPLETED MAIL ORIGINAL TO: OFFICE OF THE MAYOR
Ottumwa City Hall
105 E Third Street
Ottumwa, IA 52501

One of the goals of the City Council is to balance advisory board appointments in terms of gender and age.

The following information is desirable but not required for appointment.

Year of Birth 1946 Male Female

Number of years a city resident 54

**YOUTH BOARD
MEMBER APPLICANT ONLY**

Name of School

Year

Personal:

(Have you ever worked for the City of Ottumwa?
(If yes, please list dates and names of departments)

Yes _____ No

Are you related to any employee or appointee of
the City of Ottumwa? (If yes, please indicate name
and relationship.)

Yes _____ No

Rules of law and ethics prohibit members from
participating in and voting on matters in which they
pay have a direct or indirect financial interest. Are
you aware of any potential conflicts of interest
which may develop from your occupation or financial
holdings in relation to your responsibilities as a
member of the advisory body to which you seek
appointment). (If yes, please indicate any potential
conflicts).

Yes _____ No

Are you aware of the time commitment necessary
to fulfill the obligations of the advisory body to
which you seek appointment?

Yes No _____

Please furnish brief written responses to the three following questions: (Use additional sheets if
necessary.)

1. What is there specifically in your background, training, education, or interests which
qualifies you as an appointee?

*I OWNED & OPERATED A REAL ESTATE & PROPERTY MANAGEMENT
COMPANY IN OTTUMWA IN THE EARLY 1980S. MUCH HAS CHANGED
SINCE THEN BUT I HAVE SOME BASIC KNOWLEDGE OF OTTUMWA HOUSING.*

2. What do you see as the objectives and goals of the advisory body to which you seek
appointment?

*I THINK THEY ARE TRYING TO PROVIDE AFFORDABLE,
DECENT HOUSING.*

3. How would you help achieve these objectives and goals? What special qualities can you
bring to the advisory body?

*I HAVE SOME UNDERSTANDING OF THE NEED FOR
AND DIFFICULTY IN PROVIDING DECENT HOUSING.*

OTTUMWA CIVIL SERVICE COMMISSION

**PW – Equipment Operator
Entrance Eligibility List**

1. Ryne Denniston

Certified October 25, 2023

OTTUMWA CIVIL SERVICE COMMISSION

Ed Wilson, Chairman
Ann Youngman
Amy Gardner

OTTUMWA CIVIL SERVICE COMMISSION

Code Compliance Officer Entrance Eligibility List

1. Kurtis Stevens
2. Tamra Steele
3. Dakota Bix

Certified October 25, 2023

OTTUMWA CIVIL SERVICE COMMISSION

Ed Wilson, Chairman
Ann Youngman
Amy Gardner

OTTUMWA CIVIL SERVICE COMMISSION

Finance – Accounting Specialist Entrance Eligibility List

1. Lauren McIntyre
2. Kathleen Crane
3. Maria Garcia

Certified October 25, 2023

OTTUMWA CIVIL SERVICE COMMISSION

Ed Wilson, Chairman
Ann Youngman
Amy Gardner

OTTUMWA CIVIL SERVICE COMMISSION

Fire Chief Eligibility List

1. Aaron Beemer

Certified October 25, 2023

OTTUMWA CIVIL SERVICE COMMISSION

Ed Wilson, Chairman
Ann Youngman
Amy Gardner

received
11-2-23 250p

Item No. B.-4.

CITY OF OTTUMWA

Staff Summary

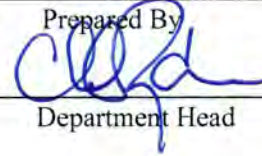
**** ACTION ITEM ****

Council Meeting of: Nov 7, 2023

Police
Department

Lt. Mickey Hucks

Prepared By



Department Head



City Administrator Approval

AGENDA TITLE: Approve the purchase of (2) 2024 Ford Explorer 4dr 4x4 vehicles from Stiver's Ford of Waukee, IA in the amount of \$40,399.00 each for a total of \$80,798.00 to replace current fleet #414 and #417.

****Public hearing required if this box is checked.****

"The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda."

RECOMMENDATION: Approve the purchase (2) 2024 Ford Explorer 4dr 4x4 vehicles to replace current fleet #414 and #417.

DISCUSSION: The Police Department has 2 vehicles used by staff to travel to trainings, ILEA academy recruits and Investigations staff. The department recommends replacing #414 a 2010 Ford Fusion and #417 a 2011 Ford Fusion with (2) 2024 Ford Explorer 4dr 4x4 vehicles as recommended by the Fleet committee on May 18, 2022. The replacement vehicles were ordered in Aug. 2022, but in Nov. 2022 Ford informed dealers they were not manufacturing this version of the Explorer and canceled orders. The orders were closed by then. The department waited until the new state bid was released in Oct. 2023 offering a similar vehicle. Once ordered, the

Source of Funds: 840-121-6710

Budgeted Item:

Budget Amendment Needed: No

vehicles will be manufactured in January 2024 and available Spring or summer 2024. Stiver's Ford in Waukee, IA was awarded the state contract for the Ford Explorer model. The new vehicles will be 4x4 with a V6 engine.

2024 Ford Explorer 4dr 4x4 @ \$40,399.00 each x 2 = \$80,798.00



10-23-23

Ottumwa

Stivers Ford

1450 E Hickman Rd

Waukee, IA, 50263

Below is the pricing information on the State of Iowa DAS contract, MA 005 23033

SUV Group 3.1 Ford Explorer

Bid Price \$39,854.00

1. Trailer tow package \$545

Total per unit = \$40,399

This Quote is valid for a Quantity of Two units at the total price of \$80,798

Payment terms: Net 30 days

The city will authorize partial payments to Stivers Ford for individual units received and invoiced as part of a multi-unit order on a single purchase order within 30 days of delivery and invoicing of any individual units

This quote is governed by the pricing, terms & conditions of State of Iowa DAS contract MA 005 23033

Sincerely,

Ryley Schleder

Stivers Ford

A handwritten signature in blue ink, appearing to be "Ryley Schleder". The signature is stylized and somewhat cursive.

SUV Group 3 - Mid-Size 4 Door AWD or 4X4 SUV, Automatic Transmission or CVT

Examples: Explorer

DEALER NAME: **STIVERS FORD LINCOLN**

Make:	FORD
Model Name:	EXPLORER
Exact Model Code:	K8B
Trim Pkg. Common Name:	EXPLORER BASE
Exact Trim Pkg. Code:	100A
Engine Code:	99B
Transmission Code:	44T
State GVWR:	5940
Payload Capacity:	1449
Cargo Capacity Behind Rear Seat:	18.2 CU FEET BEHIND 3RD ROW

CARGO CAPACITY 47.9 CU FEET BEHIND 2ND ROW

Cargo Capacity Behind Rear Seat: 18.2 CU FEET BEHIND 3RD ROW

BASE VEHICLE SPECIFICATIONS		
Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)
Wheelbase length	Wheelbase: 112 to 121 inches.	STATE WHEELBASE: 119.1
Engine		
Base Engine	V6 engine, E85 FFV engine must be provided if available in V6; Include all required options and other pertinent information.	Cylinders: 6 Liters: 3.3 HP: 285 Torque: 260
Engine Block Heater	Or cold climate package	41H BLOCK HEATER
Drive Axle		
Rear Axle	Traction control	STD
Transfer Case	with Hi/Low ranges, if available must provide	SELECTABLE DRIVING MODES NORMAL/SNOW/SLIPPERY/ECO ECT...
Electrical		
Power Point	Located in Driver Area	STD
Doors & Windows		
Doors	Power door locks with remote keyless entry	STD
Key Sets with Fobs	2 Fobs with push button start or 2 keys and fobs w/o push button start	STD
Rear Window	Defroster, Wiper and Washer	STD
Windows	Privacy glass behind "B" pillar, Factory installed if available must provide; dealer installed if factory installed not available.	STD
Wipers	Intermittent Wipers	STD
Exterior		
License Plate Holders	Front and Rear license plate holders	STD
Mirrors	Power exterior foldaway	STD POWER MIRRORS. MANUAL FOLDING
Floor		
Floor Covering	Full floor carpeting & OEM mats	STD
Interior		
Air Conditioning	Front AC with all required options.	STD
Bluetooth	Dealer installed when factory installed is not available.	STD
Gauge Package	Oil pressure, coolant temperature, voltmeter	STD
Interior Package	Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamp.	STD
Radio	AM/FM with internal clock	STD
Steering Column	Tilt with cruise control	STD
Safety		
Brakes	Power 4 Wheel Anti-lock	STD
Daytime Running Lights	If available must provide	STD
Reverse Backup Camera	Factory installed only.	STD
Traction Control		STD
Seating		
Driver and Front Passenger	Front bucket seats, Power 6-way driver; passenger seats with manual driver/passenger lumbar support. Cloth upholstery.	STD
Rear Passenger	One 3-person rear split bench seat w/folding backs, all w/cloth upholstery, Nominally flat cargo area with rear seats folded.	STD
Seating Capacity	Five (5) Passenger Seating minimum	7 STD
Tires & Wheels		
Tires	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radial tires; All-season tires acceptable only when "LT" all terrain radials not available.	All Terrain or All Season provided? ALL SEASON PASSENGER TIRES ONLY P255/65R 18
Spare	If available must provide	Is spare full size? MINI STD MINI

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE:	\$39,854.00
	Delivery Cost to Department of Administrative Services, Des Moines	\$0.00
SUV GROUP 3.1	TOTAL VEHICLE PRICE INCLUDING BASE COST AND DELIVERY:	\$39,854.00 FINAL BID PRICE

Examples: Explorer

Type Name Here

ADDITIONAL OPTIONS			
Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	Cost
Engine Block Heater	Or cold climate package	41H BLOCK HEATER	DEDUCT COST: \$90.00
Doors & Windows			
Key Sets, Additional	2 Fobs with push button start or 2 keys and fobs w/o push button start	DLR PUSH BUTTON START	\$425.00
Exterior			
Trailer Tow Package	Class IV receiver hitch, 2-inch shaft, 7 wire trailer wiring receptacle at hitch. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52T Factory Installed? YES	\$545.00
Safety			
Adaptive Cruise Control		STD	\$0.00
Auto High-Beam Headlamps		STD	\$0.00
Backup Alarm	Backup alarm; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DLR Factory Installed? NO	\$200.00
Cross-Traffic Alert	BLIS or equivalent system.	STD	\$0.00
Evasive Steering Assist		NA	\$0.00
Lane-Keeping System		STD	\$0.00
Park Assist		NA	\$0.00
Pre-Collision Assist (AEB)	Pre-Collision Assist with Auto Emergency Brake	STD	\$0.00
Reverse Sensing System	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD Factory Installed? YES	\$0.00
Voice-Activated Navigation System		NA	\$0.00
Other			
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	Enter Percentage Discount MSRP:	1

DELIVERY			
Delivery Price Per Mile	Price per mile to deliver vehicle anywhere in State of Iowa	Per Mile Charge	\$3.50
Delivery FOB	Delivery Cost to Department of Administrative Services, in Des Moines, IA	Enter miles in whole number:	\$0.00

received
11-3-23 9:15AM

Item No. B.-5.

CITY OF OTTUMWA

Staff Summary

received


**** ACTION ITEM ****

Council Meeting of: 11/7/2023

JD Wheaton
Prepared By

Airport
Department

JD Wheaton
Department Head


Philip Rath
City Administrator Approval

AGENDA TITLE: Resolution # 175-2023 setting the date of November 21st, 2023 as the date of a Public Hearing for the approval of a lease agreement of 510 acres of farm land at the Ottumwa Regional Airport.

RECOMMENDATION:
Pass and adopt Resolution # 175-2023

DISCUSSION:
The City accepted bids on the row crop farm ground until 2:00 P.M. on September 14th 2023. The successful bidder was identified at that time. The winning bid will be brought to the November 21st City Council meeting. The current bid packet calls for a five-year lease with a two-year extension option to encourage the prospective farm tenant to improve the land through fertilizer application. The mayor would be authorized to sign said Lease Agreement with the successful bidder.

Source of Funds: N/A	Budgeted Item No	Budget Amendment Needed: N/A
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*** NOTE: Staff Summaries will not be accepted for inclusion on the agenda without prior approval from the City Administrator. ***

ITEM TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

November 7, 2023

5:30 p.m.

- Resolution fixing date for a public hearing on the proposal to lease certain real property at the Ottumwa Regional Airport to Anderson Row Crop Farms, LLC, and providing for publication of notice thereof

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 7, 2023

The City Council of the City of Ottumwa in the State of Iowa, met in regular session, in the Council Chambers, City Hall, 105 E. Third St., Ottumwa, Iowa at 5:30 p.m., on the above date. There were present Mayor Johnson in the chair, and the following named Council Members:

Cara Galloway, Doug McAntire, Russ Hull, Marc Roe

Absent: Sandra Pope

Vacant: None

* * * * *

Council Member Galloway then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO LEASE CERTAIN REAL PROPERTY AT THE OTTUMWA REGIONAL AIRPORT TO ANDERSON ROW CROP FARMS, LLC", and moved that the same be adopted. Council Member McAntire seconded the motion to adopt. The roll was called, and the vote was:

AYES: Galloway, McAntire, Hull, Roe

NAYS: Pope (Absent)

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 175-2023

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE
PROPOSAL TO LEASE CERTAIN REAL PROPERTY AT THE OTTUMWA
REGIONAL AIRPORT TO ANDERSON ROW CROP FARMS, LLC

WHEREAS, the City Council of the City of Ottumwa (the "City") has received a proposal from Anderson Row Crop Farms, LLC (the "Tenant"), to lease 510 acres at the Ottumwa Regional Airport for \$411 per acre, which was determined to be the winning proposal based on a competitive bid solicitation process; and

WHEREAS, the lease term shall be three years, with the option to extend for an additional two-year term; and

WHEREAS, the real property proposed to be leased to the Tenant under the Agreement is legally described as follows:

510.00 acres more or less of farm land located on fractional parts of Section 22, 23, 26 and 27 of T73N R14W of the 5th P.M., Richland Township also known as the Ottumwa Regional Airport, Ottumwa, Iowa.

(the "Property"); and

WHEREAS, it is appropriate, pursuant to Iowa Code Section 364.7, for this Council to set a date for public hearing on the proposed conveyance of the City's interests in the Property and for the City to publish a notice of the public hearing.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA IN THE STATE OF IOWA:

Section 1. That this Council meet in the City Hall, at 5:30 p.m. on November 21, 2023, for the purpose of taking action on the matter of the proposal to lease interests in real property to Anderson Row Crop Farms, LLC, pursuant to the terms and conditions of the proposed lease agreement.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF OTTUMWA IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO LEASE CERTAIN REAL PROPERTY AT THE OTTUMWA REGIONAL AIRPORT TO ANDERSON ROW CROP FARMS, LLC

PUBLIC NOTICE is hereby given that the Council of the City of Ottumwa in the State of Iowa, will hold a public hearing on November 21, 2023, at 5:30 p.m. in the Council Chambers, City Hall, 105 E. Third St., Ottumwa, Iowa, at which meeting the Council proposes to take action on the proposal to lease interests in real property to Anderson Row Crop Farms, LLC, pursuant to the terms and conditions of the proposed lease agreement. The real property proposed to be leased is locally known as the Ottumwa Regional Airport and is legally described as follows:

510.00 acres more or less of farm land located on fractional parts of Section 22, 23, 26 and 27 of T73N R14W of the 5th P.M., Richland Township also known as the Ottumwa Regional Airport, Ottumwa, Iowa.

A copy of the proposed lease agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Ottumwa, Iowa.

At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed conveyance and proposed Agreement. After the public hearing, the Council may make a final determination to approve the Agreement as submitted, or upon condition that certain terms be changed, or the Council may defer action on the Agreement and proposal until a subsequent meeting.

This notice is given by order of the City Council of the City of Ottumwa in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

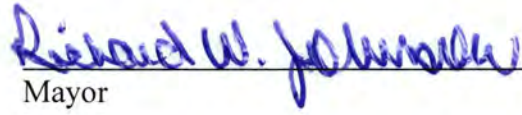
Dated this 7th day of November 2023.

Christina Reinhard

City Clerk, City of Ottumwa in the State of Iowa

(End of Notice)

PASSED AND APPROVED this November 7, 2023.



Mayor

ATTEST:




City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 7th day of November, 2023.

Christina Reulard

City Clerk, City of Ottumwa, State of Iowa



BLAKE'S BRANCH SEWER SEPARATION

City of Ottumwa
November 7, 2023

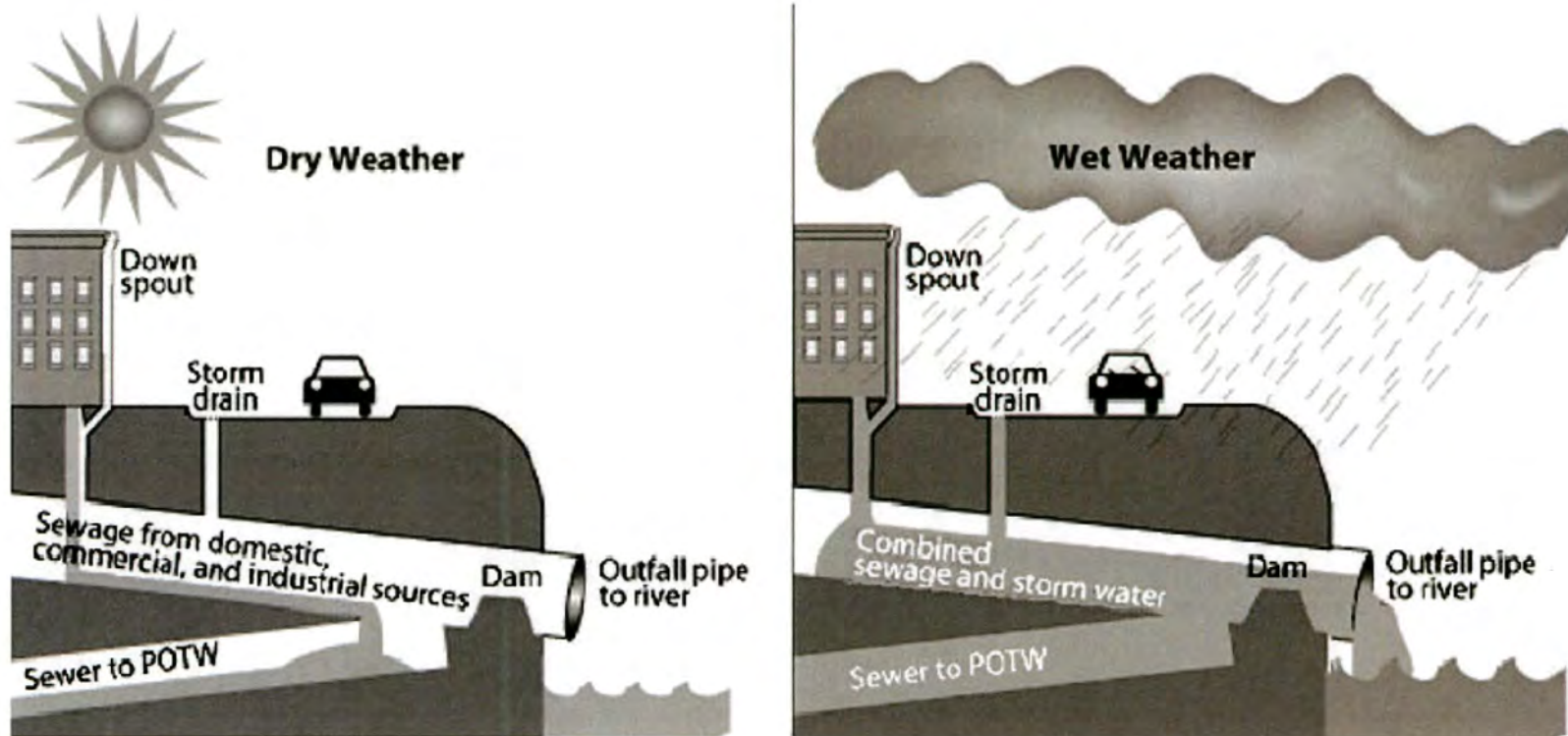


OTTUMWA

**Blake's Branch
Box at Des Moines
River**

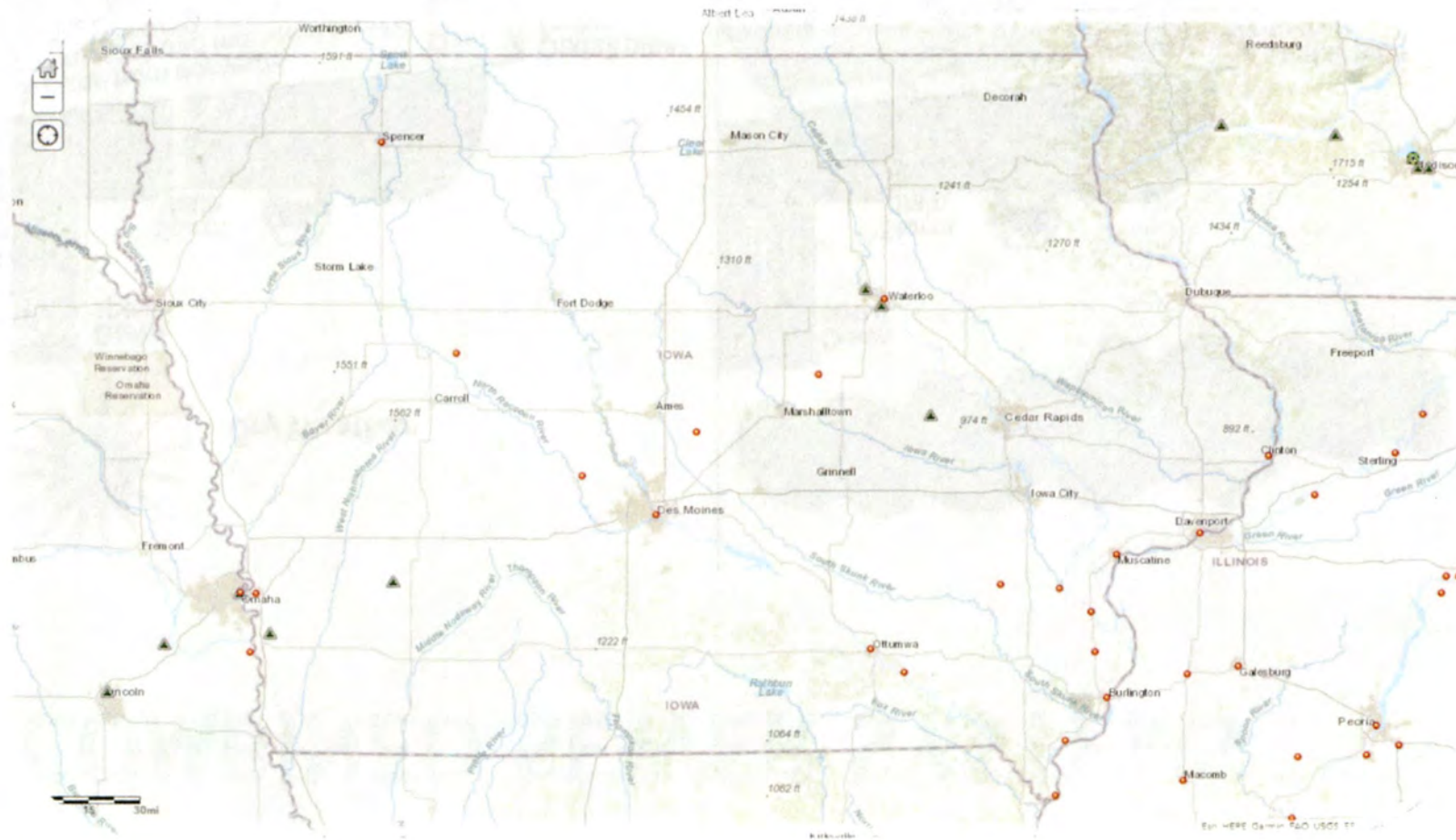


COMBINED SEWER SYSTEMS



US EPA diagram of a combined sewer in dry and wet weather. From U.S. Environmental Protection Agency, Washington, D.C. "Report to Congress: Impacts and Control of CSOs and SSOs." Document No. EPA 833-R-04-001 found on Wikimedia commons

STATE OF IOWA CSO LOCATIONS



IOWA DNR CONSENT ORDER

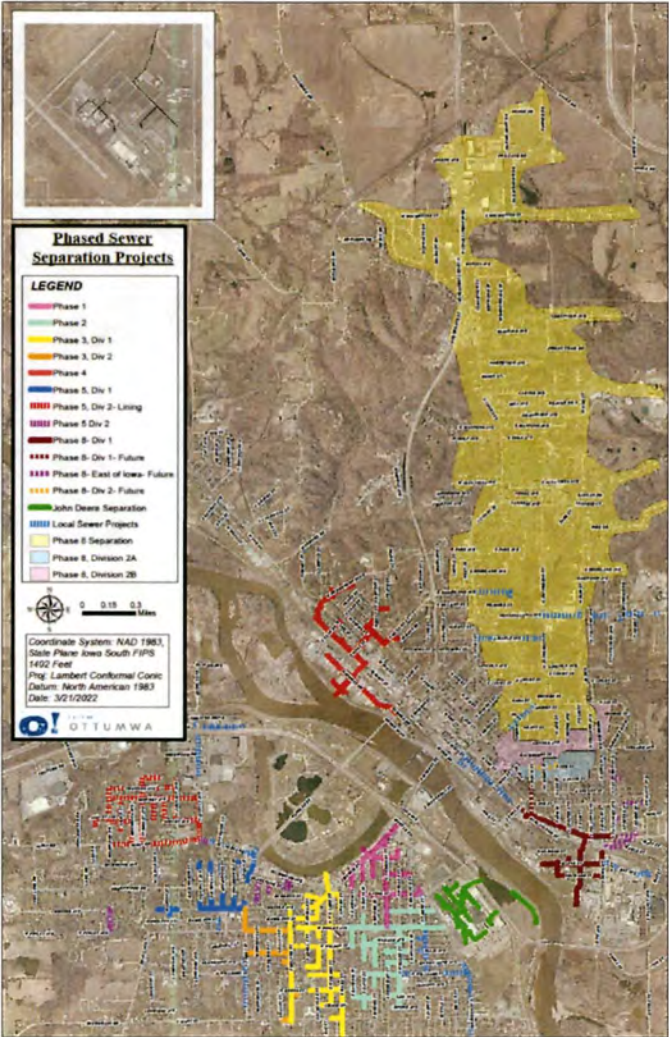
- ◉ IDNR issued NPDES Permit in 2003 with requirement to address CSOs. V&K hired to address CSO requirements.
- ◉ City and V&K Inc. started developing Long Term Control Plan in April 2007 with 10 phases to address IDNR permit requirements. Completed LTCP in 2011.
- ◉ Ten phases consisted of sewer separation projects throughout the City to start by year 2011 and complete by year 2036.
 - First Community in Iowa to get a 25 years schedule.

COMPLETED SEWER SEPARATION PROJECTS

- ◉ Assisted City of Ottumwa in IDNR NPDES Permits, IDNR facility plans, securing grants, project designs of Phase 1 thru 7, and construction observations.



SEWER SEPARATION PROGRESS

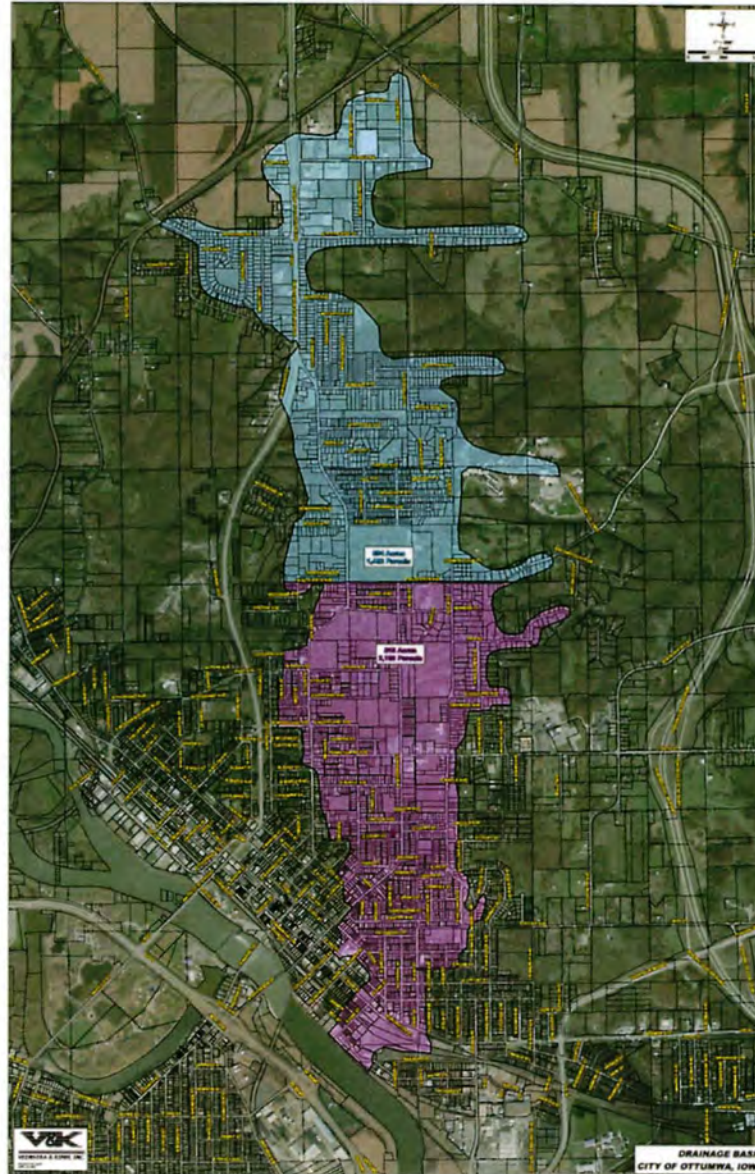


BLAKE'S BRANCH DRONE FLIGHT



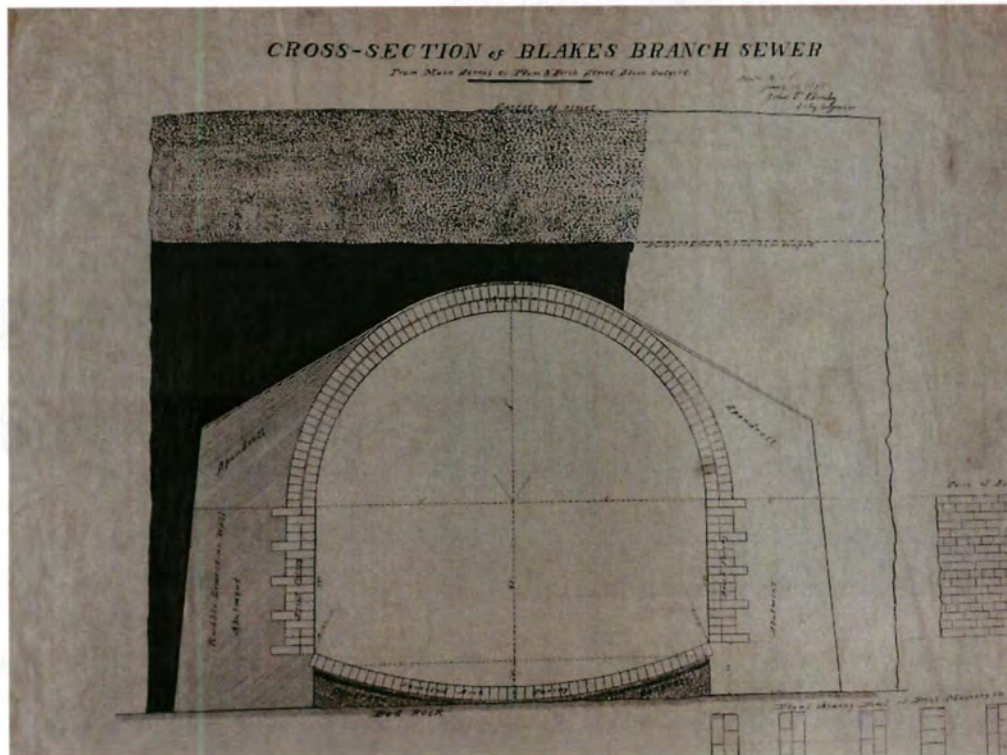
BLAKE'S BRANCH SERVICE AREA

- ◉ North 894 Acres
- ◉ South 819 Acres

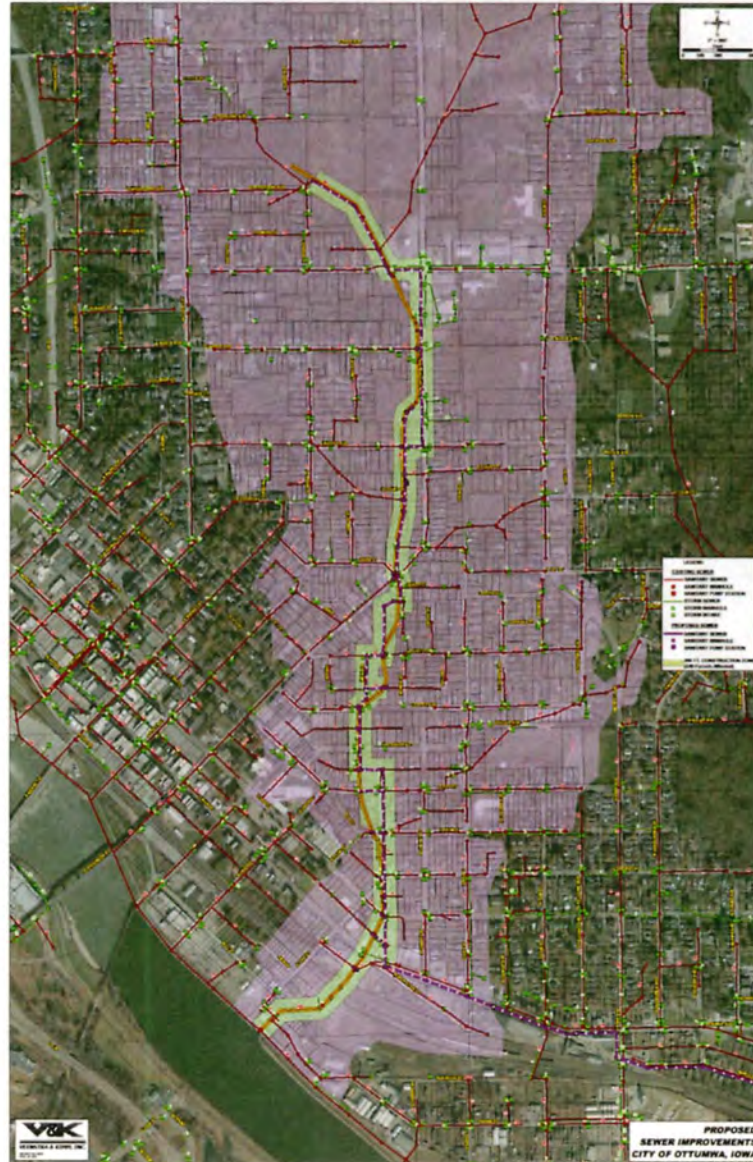


BLAKE'S BRANCH COMBINED SEWER

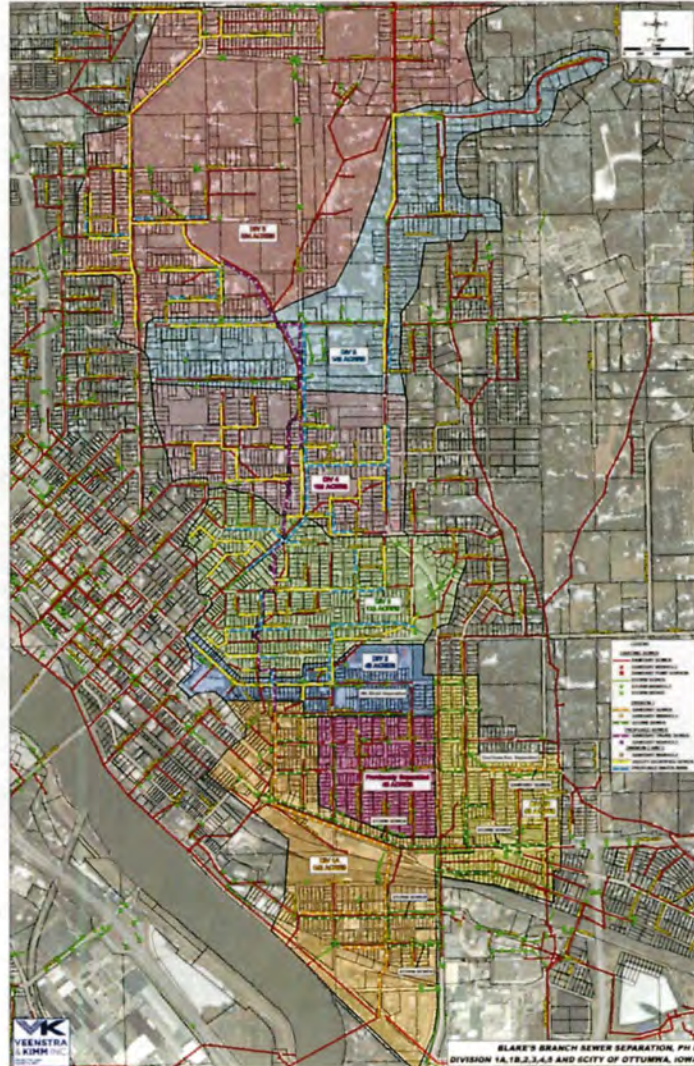
- Constructed early 1900s
- Constructed of Brick
- Approximately 8 FT in Height
- Approximately 10 FT in Width
- Approximately 9,000 FT in Length



BLAKE'S BRANCH SEPARATE SANITARY SEWER MAIN



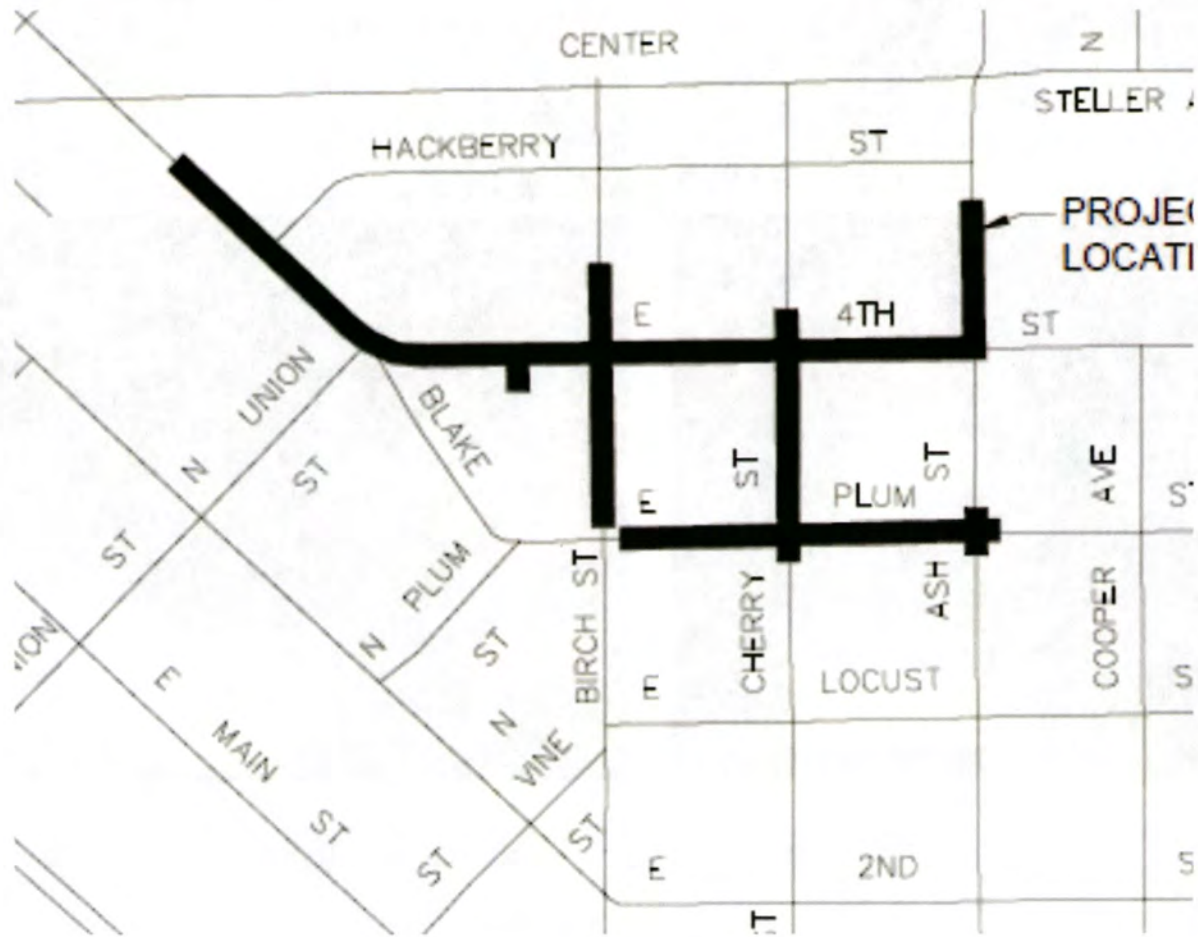
BLAKE'S BRANCH SANITARY SEWER LATERALS FROM SIDE STREETS



BLAKE'S BRANCH BOX



BLAKE'S BRANCH SEWER SEPARATION PHASE 8, DIVISION 2



QUESTIONS



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: November 7, 2023

Phillip Burgmeier

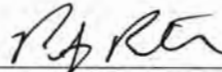
Prepared By



Department Head

Engineering

Department



City Administrator Approval

AGENDA TITLE: Resolution #181-2023. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Blake's Branch Phase 8, Division II Sewer Separation Project Ottumwa, Iowa.

**Public hearing required if this box is checked. **

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution #181-2023.

DISCUSSION: This project consists of extending Phase 8's 30" separated sanitary trunk pipe for 570' up the Blake's Branch watershed beginning at the end of Division I (intersection of Birch and Plum Streets) and ending 200' north of 4th Street. The project will also construct 2,700' of new sanitary sewer connected to the trunk line, and 3,800' of new separated storm sewers. OWW will be replacing old water mains within the streets disturbed for construction of new sewers. A total of 13,100 SY of streets and 4,500 SY of driveways and sidewalks will be reconstructed.

Bids will be received and opened by the City of Ottumwa on December 13, 2023 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on December 19, 2023, or at a later date as determined by staff.

Current construction estimate: \$5,100,000

Source of Funds:

\$2,500,000 STAG Grant

\$2,600,000 Sewer Fund Balance

(An estimated \$250,000 will be reimbursed by OWW for water main construction)

Source of Funds: STAG and Sewer Fund

Budgeted Item: No

Budget Amendment Needed: Yes

RESOLUTION #181-2023

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE BLAKE'S BRACH, PHASE 8, DIVISION II SEWER
SEPARATION PROJECT OTTUMWA, IOWA

WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 7th day of November, 2023.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

10/28/23

SECTION 00010 NOTICE OF PUBLIC HEARING The City Council of Ottumwa, Iowa, will hold a public hearing on the proposed Plans and Specifications, form of contract and estimate of cost for the construction of said improvements described in general as "Blake's Branch, Phase 8, Division II, Sewer Separation Project, Ottumwa, Iowa" at 5:30 o'clock p.m. on the November 7, 2023, at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. At said hearing any interested person may appear and file objections thereto or to the cost of the improvements. At the hearing, the City will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of cost for the project. The work to be done is as follows: Furnish all labor, materials and equipment to construct the following: This project consists of extending Phase 8's 30" separated sanitary trunk pipe for 570' up the Blake's Branch watershed beginning at the end of Division I (intersection of Birch and Plum Streets) and ending 200' north of 4th Street. The project will also construct 2,700' of new sanitary sewer connected to the trunk line, and 3,800' of new separated storm sewers. Ottumwa Water Works will be replacing old water mains within the streets disturbed for construction of new sewers. A total of 13,100 SY of streets and 4,500 SY of driveways and sidewalks will be reconstructed. CITY OF OTTUMWA, IOWA By: Richard W. Johnson, Mayor ATTEST: Christina Reinhard, City Clerk

received Item No. F.-2.
11-3-23 9:15 AM

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: November 7, 2023

Engineering
Department

Phillip Burgmeier
Prepared By
Phillip Burgmeier

Department Head

[Signature]

City Administrator Approval

AGENDA TITLE: Resolution #182-2023. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Richmond Avenue Pump Station Improvements.

**Public hearing required if this box is checked. **

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution #182-2023.

DISCUSSION: The project will consist of improvements to connect an existing 16 inch sanitary sewer force main to the Richmond Avenue Pump Station including trenched 12 inch and 16 inch force main piping, interior 8 inch and 12 inch piping and valves, air/vacuum valves in existing pits, portable pump connection and miscellaneous associated work. The Richmond Avenue Pump Station is located on the north side of Richmond Avenue to the west of North Milner Street.

Bids will be received and opened by the City of Ottumwa on November 29, 2023 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on December 5, 2023, or at a later date as determined by staff.

Funding:
Sewer Fund \$90,000

Source of Funds: Sewer Fund Balance

Budgeted Item: No

Budget Amendment Needed: No

RESOLUTION #182-2023

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE RICHMOND AVENUE PUMP STATION IMPROVEMENTS

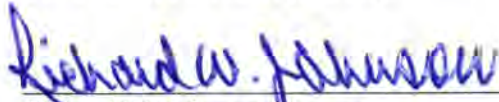
WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 7th day of November 2023.

CITY OF OTTUMWA, IOWA



Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, City Clerk

10/28/23

SECTION 00010 NOTICE OF PUBLIC HEARING The City Council of Ottumwa, Iowa, will hold a public hearing on the proposed Plans and Specifications, form of contract and estimate of cost for the construction of said improvements described in general as "Richmond Avenue Pump Station Improvements, Ottumwa, Iowa" at 5:30 o'clock p.m. on November 7, 2023, at the Bridge View Center, 102 Church Street, Ottumwa, Iowa. At said hearing any interested person may appear and file objections thereto or to the cost of the improvements. At the hearing, the City will receive and consider any objections made by any interested party, to the Plans and Specifications, proposed form of Contract, and the estimate of cost for the project. The work to be done is as follows: Furnish all labor, materials and equipment to construct the following: The project will consist of improvements to connect an existing 16 inch sanitary sewer force main to the Richmond Avenue Pump Station including trenched 12 inch and 16 inch force main piping, interior 8 inch and 12 inch piping and valves, air/vacuum valves in existing pits, portable pump connection and miscellaneous associated work. The Richmond Avenue Pump Station is located on the north side of Richmond Avenue to the west of North Milner Street. All work and materials are to be in strict compliance with the Plans and Specifications prepared by the City of Ottumwa Engineering Department which together with the proposed form of contract and estimate of cost have heretofore been approved by the City and are now on file for public examination in the office of the Clerk, and are by this reference made a part hereof as though fully set out and incorporated herein. CITY OF OTTUMWA, IOWA By: Richard W. Johnson, Mayor ATTEST: Christina Reinhard, City Clerk

received Item No. F.-3.
11-3-23 9:15 AM

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 7, 2023

Planning & Development
Department

Jake Rusch
Prepared By
Zach Simonson
Department Head

DG RT
City Administrator Approval

AGENDA TITLE: Resolution No. 184-2023, a resolution accepting the bid and approving the sale of 807 Lee to Kurt Cochran for the sum of \$15,500.00

 ****Public hearing required if this box is checked.**** **The Form of Petition for a Public Hearing used as attached to the Staff Summary in the Packet of Materials to the Attached City Council Meeting is placed on the agenda.**

RECOMMENDATION: Pass and adopt Resolution No. 184-2023

DISCUSSION: The City accepted bids on this property until 2:00 PM October 4, 2023. Nine bids were submitted. Kurt Cochran submitted the best bid in the amount of \$15,500.00 and staff recommends accepting the bid. A copy of the bid and a bid tab is attached.

Source of Funds: 151-3-342-6499

Budgeted Item: Budget Amendment Needed:

RESOLUTION No. 184 - 2023

A RESOLUTION ACCEPTING THE BID AND APPROVING THE SALE OF CITY OWNED PROPERTY LOCATED AT 807 LEE TO KURT COCHRAN FOR THE SUM OF \$15,500.00

WHEREAS, the City of Ottumwa, is the present title holder to the property legally described as CLINTON PLACE LOT 12 BLK 9 City of Ottumwa, Wapello County, Iowa, also known as 807 Lee; and

WHEREAS, pursuant to Resolution No. 168 – 2023 approved, passed and adopted October 17, 2023 the City Council authorized and directed the City Clerk to publish notice regarding the sale of said property to the successful bidder; and

WHEREAS, the City accepted sealed bids for the abovementioned property; and

WHEREAS, the City received nine bids; and

WHEREAS, Kurt Cochran submitted the best bid in the amount of \$15,500.00; and

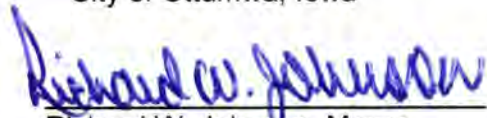
WHEREAS, the property will be transferred by quit claim deed, with no abstract, and the buyer shall pay all costs associated with the conveyance of the property including any property taxes owed; and

WHEREAS, the buyer will repair the property in conformance with applicable City Codes and submit a six-month repair plan to the Health Department no later than thirty days after the property is transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, that the bid received from Kurt Cochran, in the amount of \$15,500.00 be and it is hereby accepted and the sale of said property is approved and the Mayor and City Clerk are hereby authorized to sign the appropriate deed on behalf of the city conveying said property.

PASSED AND ADOPTED this 7th day of November 2023.

City of Ottumwa, Iowa



Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, City Clerk

807 LEE

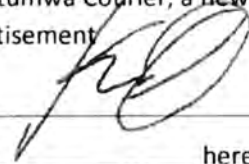
Bidder	Bid
Jesse Leon	\$2,275.00
Fabiola Flores	\$3,000.00
Jerry McCall	\$5,250.00
Daniel Contreras Arguijo	\$5,400.00
Denisa Oleary	\$7,000.00
Fedy A Guerra	\$10,000.00
Torres Construction	\$10,150.00
Rick Wilson	\$12,505.00
Kurt Cochran	\$15,500.00

PROOF OF PUBLICATION

STATE OF IOWA
WAPELLO COUNTY

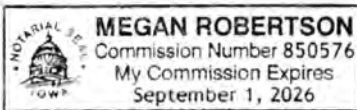
I, Kyle Ocker, being duly sworn on my oath, say I am the General Manager of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement

807 Lee St-Notice
City of Ottumwa



hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 10/17/23
Subscribed and sworn to before me, and in my presence, by the said 17th day of October, 2023



Megan Robertson

Notary Public

In and for Wapello County

Printer's fee \$13.89

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN: Notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing Tuesday, November 7th, 2023 at 5:30 P.M. in City Hall in the City of Ottumwa, Iowa on its intent to dispose of real property legally described as CLINTON PLACE LOT 12 BLK 9 City of Ottumwa, Wapello County, Iowa, also known as 807 Lee Street to the successful bidder by quit claim deed, with no abstract and the buyer paying all costs of conveyance. All persons interested in the intent to dispose of said property are invited to be present at the above time and place on the date mentioned to present their objections to, or arguments for the intent to dispose of said property. FOR THE CITY OF OTTUMWA: Jake Rusch, Zoning and Housing Coordinator

**PURCHASE AGREEMENT BID FORM
FOR
807 LEE STREET
STREET, OTTUMWA, IOWA**

This proposal is for a City owned property located at **CLINTON PLACE LOT 12 BLK 9 (807 LEE) City of Ottumwa, Wapello County, Iowa** legally known as 807 Lee Street. The property is located in an R-2 zoning district and must be used in that regard.

The property is offered for sale subject to the following conditions:

A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the proposal. The property will be transferred by **Quit Claim Deed with no abstract** and the buyer will pay the costs of conveyance as well as any property taxes owed.

It is understood that the City of Ottumwa reserves the right to accept or reject any or all proposals, to disregard any formality in connection therewith, or to accept any proposal which in its opinion is in the best interest of the City.

Bidders also understand that the costs of conveyance (publishing the public hearing notice, recording fees and preparation of the deed) and any property taxes owed are costs that are in addition to the total purchase price offered for the property.

It is understood and agreed that a Purchase Agreement Form, once submitted and opened, cannot be withdrawn without the consent of the City of Ottumwa.

\$ ~~_____~~ 15,500
TOTAL PURCHASE PRICE OFFERED FOR THIS PROPERTY

If my proposal is accepted, I the undersigned further agree to keep the property free of any and all nuisances and to keep the grass cut below 10" in height.

Kurt Cochran

641-895-0581

NAME OF BIDDER (PRINTED)

TELEPHONE NUMBER

8553 215th Avenue

Blakesburg, IA 52536

Kurt Cochran

MAILING ADDRESS

SIGNATURE

10-04-23

bigguns30@live.com

DATE

EMAIL ADDRESS

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW



70-8642/2711
EMPEOPLE
CREDIT UNION
VOID AFTER 90 DAYS



DATE
10/04/23

\$1,550.00

PAY: ***ONE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00
CENTS*****

PAY
TO THE
ORDER
OF

CITY OF OTTUMWA


Authorized Signature



Security features included. Details on back.



John Deere Ottumwa Works
928 E. Vine Street Ottumwa, Iowa 52501 USA



JOHN DEERE

Kurt Cochran

807

Lee St

received
10/4/23 10:37pm

① 15,500 bid 1550 CG

received
11-3-23 9:15 AM

Item No. F.-4.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 7, 2023

Planning & Development
Department

Jake Rusch
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 185-2023, a resolution accepting the bid and approving the sale of 215 Benton to Araceli Andrade for the sum of \$5,500.00



****Public hearing required if this box is checked.****



The Form of Signature for each Public Hearing must be attached to this Staff Summary. If the Form of Signature is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 185-2023

DISCUSSION: The City accepted bids on this property until 2:00 PM October 4, 2023. Four bids were submitted. There was a tie for the winning bid. The two individuals who tied resubmitted bids. Araceli Andrade submitted the best bid in the amount of \$5,500.00 and staff recommends accepting the bid. A copy of the bid and a bid tab is attached.

Source of Funds: 151-3-342-6499

Budgeted Item:

Budget Amendment Needed:

RESOLUTION No. 185 - 2023

A RESOLUTION ACCEPTING THE BID AND APPROVING THE SALE OF CITY OWNED PROPERTY LOCATED AT 215 BENTON TO ARACELI ANDRADE FOR THE SUM OF \$5,500.00

WHEREAS, the City of Ottumwa, is the present title holder to the property legally described as SUMMERS ADDITION NE 4' LOT 16; SW 1/2 LOT 17 City of Ottumwa, Wapello County, Iowa, also known as 215 Benton; and

WHEREAS, pursuant to Resolution No. 169 – 2023 approved, passed and adopted October 17, 2023 the City Council authorized and directed the City Clerk to publish notice regarding the sale of said property to the successful bidder; and

WHEREAS, the City accepted sealed bids for the abovementioned property; and

WHEREAS, the City received two bids; and

WHEREAS, Araceli Andrade submitted the best bid in the amount of \$5,500.00; and

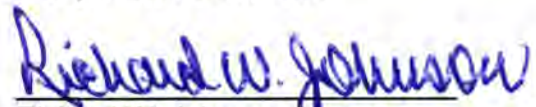
WHEREAS, the property will be transferred by quit claim deed, with no abstract, and the buyer shall pay all costs associated with the conveyance of the property including any property taxes owed; and

WHEREAS, the buyer will repair the property in conformance with applicable City Codes and submit a six-month repair plan to the Health Department no later than thirty days after the property is transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, that the bid received from Araceli Andrade, in the amount of \$5,500.00 be and it is hereby accepted and the sale of said property is approved and the Mayor and City Clerk are hereby authorized to sign the appropriate deed on behalf of the city conveying said property.

PASSED AND ADOPTED this 7th day of November 2023.

City of Ottumwa, Iowa


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

215 BENTON

Bidder

Bid

Fabiola Flores

\$5,000.00

Araceli Andrade

\$5,500.00

PROOF OF PUBLICATION

STATE OF IOWA
WAPELLO COUNTY

I, Kyle Ocker, being duly sworn on my oath, say I am the General Manager of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement

215 N Benton St- Notice

City of Ottumwa

hereto attached

was published in said newspaper for 1 consecutive week's to-wit: 10/17/23

Subscribed and sworn to before me, and in my presence, by the said 17th day of October, 2023



Megan Robertson

Notary Public

In and for Wapello County

Printer's fee \$14.39

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN: Notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing Tuesday, November 7th, 2023 at 5:30 P.M. in City Hall in the City of Ottumwa, Iowa on its intent to dispose of real property legally described as SUMMERS ADDITION NE 4' LOT 16; SW 1/2 LOT 17 City of Ottumwa, Wapello County, Iowa, also known as 215 N Benton Street to the successful bidder by quit claim deed, with no abstract and the buyer paying all costs of conveyance. All persons interested in the intent to dispose of said property are invited to be present at the above time and place on the date mentioned to present their objections to, or arguments for the intent to dispose of said property. FOR THE CITY OF OTTUMWA: Jake Rusch, Zoning and Housing Coordinator

**PURCHASE AGREEMENT BID FORM
FOR
215 BENTON STREET
STREET, OTTUMWA, IOWA**

This proposal is for a City owned property located at **SUMMERS ADDITION NE 4' LOT 16; SW 1/2 LOT 17 (215 N BENTON) City of Ottumwa, Wapello County, Iowa** legally known as 215 Benton Street. The property is located in an R-2 zoning district and must be used in that regard.

The property is offered for sale subject to the following conditions:

A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the proposal. The property will be transferred by **Quit Claim Deed with no abstract** and the buyer will pay the costs of conveyance as well as any property taxes owed.

It is understood that the City of Ottumwa reserves the right to accept or reject any or all proposals, to disregard any formality in connection therewith, or to accept any proposal which in its opinion is in the best interest of the City.

Bidders also understand that the costs of conveyance (publishing the public hearing notice, recording fees and preparation of the deed) and any property taxes owed are costs that are in addition to the total purchase price offered for the property.

It is understood and agreed that a Purchase Agreement Form, once submitted and opened, cannot be withdrawn without the consent of the City of Ottumwa.

\$ 5500

TOTAL PURCHASE PRICE OFFERED FOR THIS PROPERTY

If my proposal is accepted, I the undersigned further agree to keep the property free of any and all nuisances and to keep the grass cut below 10" in height.

Araceli Andrade

NAME OF BIDDER (PRINTED)

641 980 0090

TELEPHONE NUMBER

733 NASH ST Ottumwa IA

MAILING ADDRESS

Araceli Andrade

SIGNATURE

10/06/2023

DATE

ambrijorge003@gmail.com

EMAIL ADDRESS



[CITY OF]
OTTUMWA

INVITATION TO BIDDERS

The City of Ottumwa will accept sealed bids until **2:00 P.M. on the 11th day of October 2023** in the office of the City Clerk located on the first floor of City Hall, 105 East Third Street, Ottumwa, IA 52501 for the real property legally described as SUMMERS ADDITION NE 4' LOT 16; SW 1/2 LOT 17 (215 N BENTON) Wapello County, Iowa, also known as 215 Benton Street. This property consists of one lot with a placarded house, located in Ottumwa in an R-2 Two-family residential zoning district. The City is selling this property to be repaired to at least the minimum standards of the City's Housing, Building, Electrical, HVAC and Plumbing codes, as applicable or the house may be demolished. **The placarded house cannot be occupied until repaired and released.** A complete copy of the deficiency list is available from the City's Building and Code Enforcement Department. These repairs may include, but are not limited to, the following:

1. Update electrical system which may include new service and hardwired smoke detectors
2. Update missing plumbing.
4. Replace missing or damaged siding.
5. Repair or replace worn, damaged or missing deck boards on porch.
6. Dispose of all construction or building material waste and debris in the yard and in the house.

The property is offered for sale subject to the following conditions:

A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the bid. The successful bidder is required to submit a repair plan to the Building and Code Enforcement Department with a six month time line to repair the house or submit a statement that the house will be demolished within 90 days. The property will be transferred by Quit Claim deed, and the buyer will pay the costs of conveyance. **All** bid securities will be held until the property has been paid for in full by the winning bidder.

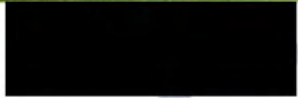
Bids shall be mailed or delivered to the City Clerk's office located on the first floor of City Hall, 105 East Third Street, Ottumwa, IA 52501 in a sealed envelope and plainly marked **Bid for 215 Benton Street before 2:00 P.M. on October 11, 2023.** Bids will be opened at that time. A bid report, with a recommendation, will be presented to the City Council at the regular meeting on **October 18th, 2023.**

Bid packets can be obtained by going online to <http://www.cityofottumwa.org/property>.

THIS DOCUMENT HAS VISIBLE FIBERS, INVISIBLE FLUORESCENT FIBERS, CHEMICAL REACTANT STAINS, AND A WATERMARK ON BACK



MAIN OFFICE:
235 RICHMOND
OTTUMWA, IOWA 52501
866.360.5370



Community 1st Credit Union

CASHIER'S CHECK

*** FIVE HUNDRED FIFTY DOLLARS AND 00 CENTS ***

10/05/23

\$550.00

PAY

TO THE
ORDER
OF

EXACTLY **550 Dollars 00 Cents**
five five zero dollars zero zero cents

CITY OF OTTUMWA

VOID AFTER 90 DAYS

James M Hille

AUTHORIZED SIGNATURE

ARACELI ANDRADE-RAMIREZ





CITY HALL
105 EAST THIRD STREET
OTTUMWA, IOWA 52501

215 N Benton St, Ottumwa, IA

received
10-6-23 3:45pm

Aracehi Andrade

received
11.2.23 250p

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of : Nov 7, 2023

Police
Department

Ashley Reynolds
Prepared By

Department Head


City Administrator Approval

AGENDA TITLE: Approve the payment to the Wapello County Sheriff's Department in the amount of \$24,756.12 for the Police Department's portion (1/3) of the total cost of the yearly programming/maintenance fees of the in-house computer software.

 Public hearing required if this box is checked. ***The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.***

RECOMMENDATION: Approve the payment to the Wapello County Sheriff's Department in the amount of \$24,756.12.

DISCUSSION: Per the Joint Agreement for the CAD/RMS/JMS/CIVIL signed Dec. 7, 2021, the total cost of the yearly programming/maintenance fees for the in-house computer software, Central Square Technologies, is \$74,268.34. It was agreed that the police department would be responsible for 1/3 of the total annual fees (\$24,756.12) required by Central Square Technologies. The department will pay Wapello County Sheriff's office and WCSO will pay Central Square the total.

Wapello County Sheriff's Office

330 W. Second St.
Ottumwa, IA 52501
641-684-4350

www.wapellocounty.org



Don Phillips, Sheriff
Marty Wonderlin, Chief Deputy

October 19, 2023

Ottumwa Police Department
330 W. 2nd Street
Ottumwa IA 52501

Re: Central Square Technologies Yearly Programming/Maintenance Fee

The following amount is due payable to the Wapello County Sheriff

Ottumwa Police Department: 1/3 of yearly total of \$74,268.34	\$24,756.12
---	-------------

Total Due:	\$24,756.12
-------------------	--------------------

Thank you,

Donald Phillips
Wapello County Sheriff

Renewal Order #: Q-154554
Start Date: January 24, 2024
End Date: January 23, 2025
Billing Frequency: Yearly
Subsidiary: CentralSquare Technologies, LLC

Renewal Order prepared for:
 Thomas Millikin, Datacom Supervisor
 Wapello County Sheriff's Office
 330 W 2nd St
 Ottumwa, IA 52501
 (641)683-0628

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	Administration PS Pro Core (Agency Site License) Annual Maintenance Fee	1	236.29 USD
2.	Administration PS Pro Core (Agency Site License) Annual Maintenance Fee	1	267.79 USD
3.	Administration PS Pro Core Annual Maintenance Fee	1	600.10 USD
4.	CAD PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	562.59 USD
5.	CAD PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	843.89 USD
6.	CAD PS Pro Basic Paging (SMTP/Email) Interface Annual Maintenance Fee	1	0.00 USD
7.	CAD PS Pro Core (Agency Site License) Annual Maintenance Fee	1	1,687.78 USD
8.	CAD PS Pro Core (Agency Site License) Annual Maintenance Fee	1	2,531.67 USD
9.	CAD PS Pro Core Annual Maintenance Fee	1	2,250.38 USD
10.	CAD PS Pro E911 (ANI/ALI) Interface Annual Maintenance Fee	1	0.00 USD
11.	CAD PS Pro EvenTide Voice Recorder Interface (Import and Export) Annual Maintenance Fee	1	1,425.24 USD
12.	CAD PS Pro Rip and Run (Fax/Email) Interface Annual Maintenance Fee	1	0.00 USD
13.	Civil PS Pro Advanced (Agency Site License) Annual	1	81.01 USD

Maintenance Fee			
14.	Civil PS Pro Core (Agency Site License) Annual Maintenance Fee	1	243.04 USD
15.	Civil PS Pro Core Annual Maintenance Fee	1	750.13 USD
16.	CommunityData Platform Annual Subscription Fee	1	0.00 USD
17.	CommunityData Platform Annual Subscription Fee	1	0.00 USD
18.	Field Ops Annual Subscription Fee	5	1,800.00 USD
19.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	14	1,680.00 USD
20.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	14	1,680.00 USD
21.	Financial PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
22.	Financial PS Pro Core Annual Maintenance Fee	1	0.00 USD
23.	Jail PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	1,068.66 USD
24.	Jail PS Pro Commissary Interface (Export) Annual Maintenance Fee	1	947.26 USD
25.	Jail PS Pro Core (Agency Site License) Annual Maintenance Fee	1	3,205.77 USD
26.	Jail PS Pro Core Annual Maintenance Fee	1	3,300.55 USD
27.	Jail PS Pro Inmate Phone Interface (Export) Annual Maintenance Fee	1	947.26 USD
28.	Jail PS Pro LiveScan/AFIS Interface (Export) Annual Maintenance Fee	1	1,234.41 USD
29.	Jail PS Pro NDEx Adapter (IB IEPD) Annual Maintenance Fee	1	0.00 USD
30.	Jail PS Pro VINE Interface (Export) Annual Maintenance Fee	1	947.26 USD
31.	Mapping PS Pro AVL (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	900.15 USD
32.	Mapping PS Pro AVL (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	1,125.19 USD
33.	Mapping PS Pro AVL Playback (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	675.11 USD
34.	Mapping PS Pro AVL Playback (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	600.10 USD

35.	Mapping PS Pro Core (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	1,349.93 USD
36.	Mapping PS Pro Core (Agency Site License) for FullTime CAD Workstations Annual Maintenance Fee	1	899.95 USD
37.	Mapping PS Pro Core Annual Maintenance Fee	1	1,799.90 USD
38.	Mobile PS Pro AVL Annual Maintenance Fee	15	450.08 USD
39.	Mobile PS Pro AVL Annual Maintenance Fee	14	420.07 USD
40.	Mobile PS Pro CAD Annual Maintenance Fee	15	1,012.67 USD
41.	Mobile PS Pro CAD Annual Maintenance Fee	14	945.16 USD
42.	Mobile PS Pro Civil Annual Maintenance Fee	14	0.00 USD
43.	Mobile PS Pro Core Annual Maintenance Fee	1	750.13 USD
44.	Mobile PS Pro Mapping Annual Maintenance Fee	15	2,475.17 USD
45.	Mobile PS Pro Mapping Annual Maintenance Fee	14	2,310.15 USD
46.	Mobile PS Pro NCIC Annual Maintenance Fee	14	0.00 USD
47.	Mobile PS Pro NCIC Annual Maintenance Fee	15	0.00 USD
48.	Mobile PS Pro Records Annual Maintenance Fee	14	1,995.33 USD
49.	Mobile PS Pro Records Annual Maintenance Fee	15	2,137.86 USD
50.	Personnel PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	338.01 USD
51.	Personnel PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	335.31 USD
52.	Personnel PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
53.	Personnel PS Pro Core (Agency Site License) Annual Maintenance Fee	1	0.00 USD
54.	Personnel PS Pro Core Annual Maintenance Fee	1	0.00 USD
55.	Portal PS Pro Attorney Case View Annual Maintenance Fee	1	708.12 USD
56.	Portal PS Pro Community Involvement Pack Annual Maintenance Fee	1	708.12 USD
57.	PS Pro Additional Agency IOWANCIC Interface Annual Maintenance Fee	1	437.46 USD
58.	PS Pro Esri Server Annual Maintenance Fee	1	1,249.88 USD
59.	PS Pro IOWANCIC Interface (Basic Queries) Annual Maintenance Fee	1	2,916.38 USD

60.	PS Pro IOWANCIC Interface (Criminal History) Annual Maintenance Fee	1	218.73 USD
61.	PS Pro IOWANCIC Interface (Warrants) Annual Maintenance Fee	1	1,749.83 USD
62.	PS Pro Production GIS Virtual Server Annual Maintenance Fee	1	0.00 USD
63.	PS Pro Production NCIC Virtual Server Annual Maintenance Fee	1	0.00 USD
64.	PS Pro Reporting Core Annual Maintenance Fee	1	0.00 USD
65.	PS Pro Reporting Universal Interface Engine Annual Maintenance Fee	1	0.00 USD
66.	PS Pro Warm Standby GIS Virtual Server Annual Maintenance Fee	1	0.00 USD
67.	PS Pro Warm Standby NCIC Virtual Server Annual Maintenance Fee	1	0.00 USD
68.	Records PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	330.06 USD
69.	Records PS Pro Advanced (Agency Site License) Annual Maintenance Fee	1	765.13 USD
70.	Records PS Pro Core (Agency Site License) Annual Maintenance Fee	1	990.17 USD
71.	Records PS Pro Core (Agency Site License) Annual Maintenance Fee	1	2,295.38 USD
72.	Records PS Pro Core Annual Maintenance Fee	1	1,125.19 USD
73.	Records PS Pro IA Crime Reporting (NIBRS) Interface Annual Maintenance Fee	1	0.00 USD
74.	Records PS Pro ISORD Interface (Import) Annual Maintenance Fee	1	1,350.23 USD
75.	Records PS Pro NDEx Adapter (IA IEPD) Annual Maintenance Fee	1	0.00 USD

WHAT HARDWARE IS INCLUDED?

PRODUCT NAME	QUANTITY	TOTAL
--------------	----------	-------

1.	PS Pro Production Server Annual Maintenance Fee	1	4,042.75 USD
2.	PS Pro Training/Testing Server Annual Maintenance Fee	1	2,930.98 USD
3.	PS Pro Warm Standby Server Annual Maintenance Fee	1	3,638.58 USD

Renewal Order Total: 74,268.34 USD

Billing Information

Fees will be payable within 30 days of invoicing.

Please note that the Total Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of \$21.37656 will be shown as a Total Price of \$21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Total Price displayed above.

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer. This is not an invoice.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Customer on the Renewal Order Form.



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: November 7, 2023

Engineering Department
Department

Phillip Burgmeier
Prepared By


Department Head


City Administrator Approval

AGENDA TITLE: Work Session update for CSO, Phase 8 Division I and II.

****Public hearing required if this box is checked. ****

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

PURPOSE: Provide an update for all City Council members on the status of Phase 8 Division I, Phase 8 Division I, East of Iowa Avenue and Phase 8 Division II.

DISCUSSION: Presentation will be made by Public Works and Veenstra & Kimm, Inc. to review the Phase 8, Division I and II projects.

Source of Funds:

Budgeted Item:

Budget Amendment Needed:

received
11.6.23 10AM

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 7, 2023

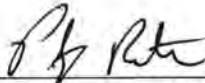
Philip Rath

Prepared By

Administration

Department

Department Head



City Administrator Approval

AGENDA TITLE: Authorization to Proceed with Assumption of the Lease to Own Agreement for the Irrigation Panel for Cedar Creek Golf Course

Public hearing required if this box is checked.

RECOMMENDATION: Authorize staff to work with Integrity Golf LLC to transfer the lease to own agreement for the panel needed to operate the irrigation system at Cedar Creek Golf Course

DISCUSSION: Prior to the decision to resign, Greg Wilson of Integrity Golf had signed a lease to own agreement to purchase equipment necessary to operate the irrigation system for Cedar Creek Golf Course. The remaining balance of the agreement is \$79,300.00. With Wilson's retirement, the agreement would be voided and the company would reclaim the equipment - rendering the system inoperable. This cost was a part of the original equipment list offered to the city and was a part of the prior purchase and reimbursement agreement.

Source of Funds: Future Earnings (Reimbursed)

Budgeted Item:

Budget Amendment Needed: Yes

received
11-2-23 250p

Item No. I.-1.

CITY OF OTTUMWA

Staff Summary


**** ACTION ITEM ****

Council Meeting of: 11/7/2023

JD Wheaton
Prepared By

Airport
Department

JD Wheaton
Department Head

Philip Rath 
City Administrator Approval

AGENDA TITLE: Resolution # 174-2023 Authorizing the Mayor to sign, and staff to submit the application agreement under the IDOT GAVI grants program for the fiscal year 2024, and authorize the Mayor to sign the contracts.

RECOMMENDATION:
Pass and adopt resolution # 174-2023

DISCUSSION:
The IDOT grants program offer grants for aviation related projects. This agreement guarantees funding for an additional T-Hanger. The IDOT agrees to reimburse the SPONSOR 55% of the eligible project costs, not to exceed the maximum amount payable of \$300,000. This resolution will authorize the mayor to sign contracts with the IDOT once funding is awarded.

Source of Funds:	Balance.	Yes
55% IDOT 45% Airport Fund	Budgeted Item	Budget Amendment Needed: N/A

*** NOTE: Staff Summaries will not be accepted for inclusion on the agenda without prior approval from the City Administrator. ***

RESOLUTION # 174-2023

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN, AND STAFF TO SUBMIT THE APPLICATION AGREEMENT UNDER THE IDOT GAVI GRANTS PROGRAM FOR THE FISCAL YEAR 2024 AND, AUTHORIZE THE MAYOR TO SIGN THE CONTRACTS.

WHEREAS, Eligible projects have been identified at the Ottumwa Regional Airport; and,

WHEREAS, The City of Ottumwa agrees to provide local match funds for this project; and

WHEREAS, The Mayor is authorized to sign the agreement and contracts.

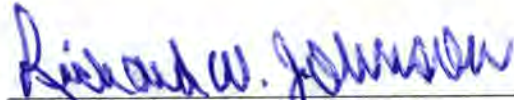
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA. THAT: The Mayor is authorized to sign the Iowa Department of Transportation GAVI grant application agreement for fiscal year 2024; staff is hereby authorized to submit said documents to the Iowa Department of Transportation; The Mayor is hereby authorized to sign the IDOT contracts.

APPROVED, PASSED AND ADOPTED this November 7th 2023

CITY OF OTTUMWA, IOWA

ATTEST:


Christina Reinhard, City Clerk


Richard W. Johnson Mayor

**IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT
FOR THE FISCAL YEAR 2024
GENERAL AVIATION VERTICAL INFRASTRUCTURE PROGRAM (GAVI)**

THIS AGREEMENT is made between the Iowa Department of Transportation called the "Iowa DOT" and **City of Ottumwa**, hereafter the "SPONSOR".

1.00 PURPOSE: The purpose of this agreement is to set forth terms, conditions and obligations for accomplishment of certain improvements at the **Ottumwa Regional Airport**, hereafter the "Airport".

Improvements shall consist of:
Construct T-Hangar, as more clearly defined in the project application.

It shall be referred to as the "Project" and shall be identified by
Project number: **9I240OTM300**
Contract number: **CNTRT-00005796**

2.0 GENERAL PROVISIONS

2.01 The SPONSOR shall have 90 days to sign and return this agreement or the Iowa DOT reserves the right to revoke this grant.

2.02 The SPONSOR shall have the project under contract no later than 12 months after the date of the agreement or the Iowa DOT reserves the right to revoke this grant.

2.03 The Iowa DOT agrees to reimburse the SPONSOR **55%** of the eligible project costs, not to exceed the maximum amount payable of **\$300,000** incurred according to the terms of this agreement. Reimbursement will be made in whole dollar amounts only, rounded down. Final payment request may include documentation of unreimbursed amounts due to rounding. Final reimbursement will be made up to the contract amount in whole dollars.

2.04 All projects meeting the definition of public improvements shall follow the competitive bid and competitive quotation procedures for vertical infrastructure as identified in Chapter 26 of the Code of Iowa and 761 Iowa Administrative Code Chapter 180.

(<https://www.legis.iowa.gov/docs/iac/chapter/761.180.pdf>)

- Competitive bid procedures for all projects greater than \$196,000.
- Competitive quotation procedures for airport authorities and city sponsors with populations greater than 50,000 for projects between \$109,000 and \$196,000
- Competitive quotation procedures for airport authorities and city sponsors with population of 50,000 or less for projects between \$81,000 and \$196,000,
- Informal local procedures for projects less than the thresholds identified for competitive quotations.

The SPONSOR shall follow requirements of the Iowa Code Section 544A.18, 193B Iowa Administrative Code Chapter 5, Chapter 542B of the Code of Iowa, and 193C Administrative Code Chapter 1 to determine when professional engineering or architectural plans and specifications must be used. The SPONSOR shall submit any plans, specifications and other contract documents to the Iowa DOT for its files.

- 2.05 Should the SPONSOR fail to comply with any Condition or Assurance provided herein, the Iowa DOT may withhold further payment and may require reimbursement of any or all payments made by the Iowa DOT toward accomplishment of the Project.
- 2.06 The Iowa DOT shall not waive any right of authority by making payments pursuant to this agreement, and such payments shall not constitute approval or acceptance of any part of the Project.
- 2.07 Neither the Department nor the Sponsor intend to create rights in, and shall not be liable to, any third parties by reason of this agreement.
- 2.08 If any provision of this agreement is held invalid, the remainder of this agreement shall not be affected thereby if such remainder would then continue to conform to applicable law and the intent of this agreement.
- 2.09 The Iowa DOT shall determine what costs charged to the project account are eligible for participation under the terms of this agreement and the SPONSOR shall bear all additional costs accepted and paid. Only those eligible costs incurred after this agreement is executed shall be reimbursed, unless the SPONSOR receives written notice from the Iowa DOT that the Sponsor has authority to incur costs.
- 2.10 Notwithstanding any other provisions of this agreement, the Iowa DOT shall have the right to enforce, and may require the SPONSOR to comply with, any and all Conditions and Assurances agreed to herein.
- 2.11 The Iowa DOT's obligations hereunder shall cease immediately, without penalty of further payment being required, in any year for which the General Assembly of the State of Iowa fails to make an appropriation or reappropriation to pay such obligations, and the Iowa DOT's obligations hereunder shall cease immediately without penalty of further payment being required at any time where there are not sufficient authorized funds lawfully available to the Iowa DOT to meet such obligations. The Iowa DOT shall give the SPONSOR notice of such termination of funding as soon as practicable after the Iowa DOT becomes aware of the failure of funding. In the event the Iowa DOT provides such notice, the SPONSOR may terminate this agreement or any part thereof.
- 2.12 The SPONSOR is the contracting agent and, as such, retains sole responsibility for compliance with local, state and federal laws and regulations related to accomplishment of the Project. The sponsor shall ensure compliance with Title VI of the Civil Rights Act of 1964, 78 STAT. 252, 42 U.S.C. 2000d-42 U.S.C. 2000d-4, and all requirements imposed by or pursuant to the end that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving financial assistance from the Iowa DOT.

In accordance with Iowa Code Chapter 216, the SPONSOR shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.

- 2.13 Funding will be available for reimbursement of the project for two years after the date of

the agreement, unless appropriations are withdrawn under 2.11. Assurances in this agreement remain in full force and effect for a period of 20 years from the date of the agreement.

- 2.14 The SPONSOR agrees to indemnify, defend, and to hold the Iowa DOT harmless from any action or liability out of the design, construction, maintenance and inspection or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Iowa DOT's application review and approval process, plan and construction reviews, and funding participation.
- 2.15 In the case of any dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to the Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after 10 days notice to the other party of the intent to seek arbitration. The written notice must include a precise statement of the dispute. The Iowa DOT and the SPONSOR agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.
- 2.16 Infrastructure and/or work products developed through this grant become the property of the SPONSOR and the SPONSOR's responsibility to maintain.
- 2.17 The attached Exhibit(s) will apply and are hereby made a part of this agreement:
- Exhibit A, "Utilization of Targeted Small Business (TSB) Enterprises on Non-Federal Aid Projects (Third-Party State Assisted Projects)"

2.18

3.00 PROJECT CONDITIONS

3.01 The SPONSOR Agrees to:

- Let contracts according to provisions of Chapter 26 of the Iowa Code and preside at all public hearings occasioned by the Project.
- Contract for all professional and construction services as needed, submitting a copy of any engineering/consultant contract to the Iowa DOT. If the engineering/consultant agreement is more than \$150,000 and the sponsor will request state reimbursement for the engineering/consultant services, the agreement must be submitted to the Iowa DOT for pre-audit prior to execution of the agreement.
- Establish and maintain a project schedule and provide the schedule to the Iowa DOT.
- Obtain and provide the sales tax exemption certificates through the Iowa Department of Revenue and Finance to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
- Submit to the Iowa DOT a Request for Reimbursement form, copies of invoices, and proof of payment for reimbursement. Progress payments are allowed.
- Inspect work and equipment, test materials, and control construction to ensure that the design intent of the plans and specifications is achieved.
- Inform the Iowa DOT of construction completion and allow the Iowa DOT access to review the completed project.
- Certify satisfactory completion of the Project by resolution or signed final acceptance form and provide a copy to the Iowa DOT.

- (i) Retain all records relating to project cost, including supporting documents, for a period of three (3) years following final payment by the Iowa DOT, and to make such records and documents available to Iowa DOT personnel for audit.
- (j) Ensure that applicable General Provisions and Project Conditions are included in any agreement between the SPONSOR and Engineer/Consultant.

4.00 SPECIAL PROVISIONS

- 4.01 The Project is for the sole purpose and use of aviation related activities and must be owned by the SPONSOR. The SPONSOR shall not lease airport space constructed with this grant to activities unrelated to aviation.

5.00 SPONSOR ASSURANCES

By authorizing execution of this agreement the SPONSOR hereby certifies that:

- 5.01 It will not enter into any transaction which would operate to deprive it of any of the rights and powers necessary to perform any or all of the assurances made herein, unless by such transaction the obligation to perform all such covenants are assumed by another public agency found by the Iowa DOT to be eligible under the laws of the State of Iowa to assume such obligations and to have the power, authority, and financial resources to carry out all such obligations. If an arrangement is made for the management or operation of the Airport by any agency or person other than the SPONSOR or an employee of the SPONSOR, the SPONSOR will reserve sufficient rights and authority to insure that the Airport will be operated and maintained in accordance with these assurances. The SPONSOR retains responsibility for compliance with these assurances and all other provisions of this agreement, regardless of any arrangement for management or operation of the airport.
- 5.02 It will not dispose of or encumber its title or other interests in the site and facilities during the 20-year period of this agreement.
- 5.03 It will operate and maintain in a safe and serviceable condition the Airport and all facilities thereon and connected therewith which are necessary to service the aeronautical users of the Airport and will not permit any activity thereon which would interfere with its use for airport purposes.
- 5.04 Insofar as it is within its power and reasonable, the Sponsor will, either by the acquisition and retention of easements or other interests in or rights for the use of land or airspace and by the adoption and enforcement of zoning regulations, prevent the construction, erection, alteration, or growth of any structure, tree, or other object in the approach areas of the runways of the Airport, which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Section 77.23 as applied to Section 77.25, Part 77, of the Federal Aviation Regulations. In addition, the Sponsor will not erect or permit the erection of any permanent structure or facility that would interfere materially with the use, operation, or future development of the Airport, or any portion of a runway approach area in which the Sponsor has acquired, or hereafter acquires.
- 5.05 It will operate and maintain the facility in accordance with the minimum standards as may be required or prescribed by the Iowa DOT for the maintenance and operation of

such facilities as identified in the Iowa Administrative Code 761-Chapter 720.10.

- 5.06 It will operate the Airport as such for the use and benefits of the public. In furtherance of this covenant (but without limiting its general applicability and effect), the SPONSOR specifically agrees that it will keep the Airport open to all types, kinds, and classes of aeronautical use on fair and reasonable terms without unlawful discrimination between such types, kinds, and classes. The SPONSOR may establish such fair, equal, and not unjustly discriminatory conditions to be met by all users of the Airport as may be necessary for the safe and efficient operation of the airport. The SPONSOR may also prohibit or limit any given type, kind or class of aeronautical use of the Airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public. It will operate the Airport on fair and reasonable terms, and without unjust discrimination.
- 5.07 The SPONSOR will keep up-to-date and provide to the Iowa DOT an airport layout plan. The SPONSOR will not make or permit the making of any changes or alterations in the Airport or any of its facilities other than in conformity with the airport layout plan, if such changes or alterations might adversely affect the safety, utility, or efficiency of the Airport.
- 6.00 **EXECUTION OF THE AGREEMENT.** By resolution made a part of this agreement the SPONSOR authorized the undersigned to execute this agreement.

Signed this 7 day of November, 2023, on behalf of
the SRO 'SOR.

By: Richard W. Johnson

Title: MAYOR

Attested: Christina Runhard

Title: CITY CLERK

Signed this _____ day of _____, _____, on behalf of the Iowa Department of Transportation.

By: _____
Tamara Nicholson
Director
Modal Transportation Bureau

received
11.3.23 9:15 AM

Item No. I.-2.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: November 7, 2023

Brian Lewis

Prepared By

Street Lighting
Department

Phillip Burgmeier

Department Head

PB


City Administrator Approval

AGENDA TITLE: Resolution 177-2023. Purchase six (6) galvanized light poles in the amount of \$26,298.00.

****Public hearing required if this box is checked. ****

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Pass and adopt Resolution #177-2023. Approve the purchase of six (6) galvanized light poles in the amount of \$26,298.00

DISCUSSION: The Electrical Department has been replacing the City's metal street light poles that the Electrical Department maintains with galvanized poles that require less maintenance. The current poles are 36 years old and rusting out at the base. The cost of six (6) galvanized poles, bases and mast arms is \$26,298.00 which is \$4,383.00 per pole.

Crescent Electric is the only company that carries the light poles the City has used to replace existing poles since the implementation of the program in 2015/2016.

The annual replacement of the poles started with the 2015/2016 budget year.

Source of Funds: Street Lighting

Budgeted Item: Yes

Budget Amendment Needed: No

RESOLUTION #177-2023

A RESOLUTION APPROVING THE PURCHASE OF SIX (6) GALVANIZED LIGHT POLES BY
THE ELECTRICAL DEPARTMENT IN THE AMOUNT OF \$26,298.00

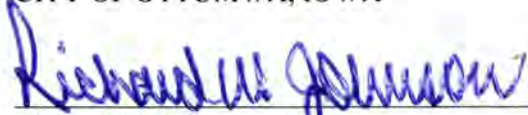
WHEREAS, The Electrical Department has been replacing the City's metal street light poles with galvanized poles; and

WHEREAS, The cost to replace the poles is \$26,980.00 which is \$4,383.00 per pole.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The purchase of six (6) galvanized light poles by the Electrical Department in the amount of \$26,298.00 is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 7th day of November, 2023.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk



QUOTATION

QUOTE DATE	QUOTE #	PAGE #
10/06/2023	S511807856	1 of 1

CUST #: 190632

QUOTE TO:

CITY OF OTTUMWA
ACCOUNTS PAYABLE
105 E 3RD ST
OTTUMWA, IA 52501-2999

SHIP TO:

CITY OF OTTUMWA-SHOP ACCT
STREETS DEPT
550 GATEWAY DRIVE
OTTUMWA, IA 52501-2303

REQUESTED BY		REFERENCE	ACCOUNT MANAGER	
BRIAN LEWIS		VALMONT POLES	AARON G WIRT	
QUOTED BY		TERMS	FREIGHT TERMS	
ROGER D MCCOY			FREIGHT IF APPLICABLE	
ORDER QTY	AVAILABLE	DESCRIPTION	UNIT PRICE	EXT PRICE
6 ea		DS50-900A320-6SGV-HH-FST-LAB-M201 VALMONT 35' RND TAPERED STEEL POLE WITH 6' ARM, HAND HOLE, FESTOON BOX & STEEL XFMR BASE WITH TRAPIZIOD WASHERS AND NO BOLT HOLES IN BASE **Nonstock, may not be returnable	4383.000/ea	26298.00

PRICES SUBJECT TO CHANGE
QUANTITIES AVAILABLE SUBJECT TO PRIOR SALE
PLEASE SEE WWW.CESCO.COM FOR STANDARD TERMS
AND CONDITIONS

* This line is taxable

SUBTOTAL	26298.00
S&H CHARGES	0.00
ESTIMATED TAX	0.00
AMOUNT DUE	26298.00

Item No. I.-3.
received
11-2-23 11:30 AM

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: 11/7/2023

Philip Rath
Prepared By

Admin
Department

Philip Rath
Department Head

Philip Rath
City Administrator Approval



AGENDA TITLE: Resolution 178-2023 A Resolution Approving the Execution of an Affidavit of Possession and Explanatory Title

RECOMMENDATION:
Pass and adopt Resolution 178-2023

DISCUSSION:
In preparation of leasing property for the creation of an indoor sports complex, it was identified that the land in question had been mistakenly conveyed to an administrative agency, which did not have the ability to own land. This action corrects that error and identifies the City as the owner of the property thereby providing the ability to enter into a lease agreement.

Source of Funds:
N/A

Budgeted Item
No

Budget Amendment Needed: N/A

*** NOTE: Staff Summaries will not be accepted for inclusion on the agenda without prior approval from the City Administrator. ***

RESOLUTION NO. 178-2023

**RESOLUTION APPROVING THE EXECUTION OF AN AFFIDAVIT OF
POSSESSION AND EXPLANATORY TITLE**

WHEREAS, property was conveyed to the Board of Park Commissioners by way of Quit Claim Deed dated December 28, 1965 signed by the City of Ottumwa; and

WHEREAS, the Board of Park Commissioners was an administrative agency of the City and was replaced in 1975 with the Ottumwa Park Advisory Board by way of Ordinance No. 2264, 1975; and

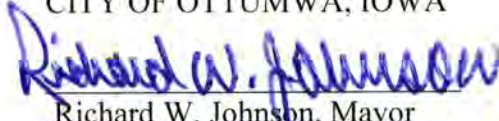
WHEREAS, the Board of Park Commissioners and the Ottumwa Park Advisory Board were never authorized to own or dispose of city property, and thus, the conveyance from the City to the Board of Park Commissioners was by mistake and the City has at all times remained the owner of the property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa, that the attached Affidavit of Possession and Explanatory of Title shall be executed; and


BE IT FURTHER RESOLVED, by the Ottumwa City Council of the City of Ottumwa, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute said resolution and related documents.

APPROVED, PASSED AND ADOPTED, this 7th day of November, 2023.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

**AFFIDAVIT EXPLANATORY OF TITLE
Recorder's Cover Sheet**

Preparer Information:

Jenna H.B. Sabroske
100 Court Avenue, Suite 600
Des Moines, IA 50309-2231
Phone: (515) 243-7611

Taxpayer Information:

City of Ottumwa
105 E. Third Street
Ottumwa, IA 52501

Return Document To:

Jenna H.B. Sabroske
Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309-2231

Grantor: N/A

Grantee: N/A

Legal Description: See Exhibit A.

Document or instrument number of previously recorded documents:

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA)
) SS:
COUNTY OF WAPELLO)

I, Christina Reinhard, being first duly sworn under oath, state that of my personal knowledge and/or after diligent inquiry, that:

1. I am the City Clerk for the City of Ottumwa, Iowa (the "City").

2. In 1965, the City executed a Quit Claim Deed, dated December 28, 1965, purporting to convey certain real property to the Board of Park Commissioners of the City of Ottumwa, Iowa, which deed was recorded at Book 326, Page 1 of the Wapello County Recorder's records (the "Quit Claim Deed"); a copy of which deed is attached hereto as Exhibit A.

3. The Board of Park Commissioners was an administrative agency of the City and was replaced in 1975 with the Ottumwa Park Advisory Board by way of Ordinance No. 2264, 1975.

4. The Board of Park Commissioners and the Ottumwa Park Advisory Board were never authorized to own or dispose of city property, and thus, the conveyance from the City to the Board of Park Commissioners in 1965 was by mistake and the City remained the owner of the real estate described in the Quit Claim Deed.

5. The City of Ottumwa is now, and has been since at least 1965, in complete actual and sole possession of the real estate described in the Quit Claim Deed, except to the extent the City has leased portions of the real estate or has authorized subsequent conveyances of portions of the real estate.

6. This affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession.

7. This Affidavit is given for the sole is for the purpose of confirming title to the real estate.

Dated this 7 day of November, 2023.

Christina Reinhard
Christina Reinhard, City Clerk

This record was acknowledged before me on November 7, 2023 by Christina Reinhard, as City Clerk of the City of Ottumwa, Iowa.

Katy King
Notary Public in and for the State of Iowa

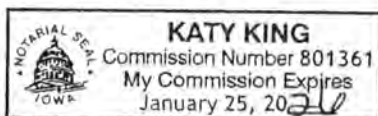


EXHIBIT A

[attach copy of deed]

02265105-1\10981-1048

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the City of Ottumwa, Iowa, in consideration of One Dollar and other valuable consideration in hand paid, does hereby Quit Claim unto the Board of Park Commissioners of the City of Ottumwa, Iowa, in trust for the public, all its right, title, estate, claim and demand in the following described real estate, situated in the City of Ottumwa, Wapello County, Iowa, to-wit:

Beginning at the point of intersection of the top of the stone riprap along the then right bank of the Des Moines River, now the right bank of the Lagoon, as shown on the plat dated November 1, 1894, by C. R. Allen, then City Engineer, with the southwest line of West Myrtle Street, said point of intersection being 13 feet Northwesterly from the northeasterly corner of Lot 34 of the Town of Pickwick, now in the City of Ottumwa, Wapello County, Iowa, the said Town of Pickwick being a Subdivision of a part of the NE 1/4 of Section 25, T. 72N-R. 14W.; thence in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of Lot 38, said Town of Pickwick, that is 87.75 feet Northwesterly from the southeasterly corner of the said Lot 38; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of Lot 41, said Town of Pickwick, that is 16.8 feet Northwesterly from the southeasterly corner of the said Lot 41; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of the Northeasterly 20 feet of Lot 23, said Town of Pickwick, that is 106.17 feet Northwesterly of the northwest line of Church Street measured along the said southwesterly line of the Northeasterly 20 feet of Lot 23; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to the center of the said Section 25; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of the southwest 66 feet of Lot 4, Block 8, of R. S. Smith's Second Addition to Pickwick, now in the City of Ottumwa, Wapello County, Iowa, that is 78.5 feet Northwesterly from the said northwest line of Church Street measured along the said northeasterly line of the southwest 66 feet of Lot 4, the said R. S. Smith's Second Addition being a Subdivision of a part of the SW 1/4 of the said Section 25; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of the said Lot 4 that is 85.2 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of Lot 4; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of Lot 5, said Block 8, of R. S. Smith's Second Addition, that is 98.7 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of Lot 5; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of Lot 6, said Block 8, of R. S. Smith's Second Addition, that is 146 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of

Lot 6; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of Lot 7, said Block 8, of R. S. Smith's Second Addition, that is 186.65 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of Lot 7; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of Lot 8, said Block 8, of R. S. Smith's Second Addition, that is 206.69 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of Lot 8; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of the southwest 50 feet of Lot 10, said Block 8, of R. S. Smith's Second Addition, that is 253.5 feet Northwesterly from the said northwest line of Church Street measured along the said northeasterly line of the southwest 50 feet of Lot 10; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of Lot 13, said Block 8, of R. S. Smith's Second Addition, that is 311 feet Northwesterly from the said northwest line of Church Street measured along the said northeasterly line of Lot 13; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of Lot 14, said Block 8, of R. S. Smith's Second Addition, that is 339.5 feet Northwesterly from the said northwest line of Church Street measured along the said northeasterly line of Lot 14; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the northeasterly line of Lot 15, said Block 8, of R. S. Smith's Second Addition, that is 372.8 feet Northwesterly from the said northwest line of Church Street measured along the said northeasterly line of Lot 15; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southwesterly line of the said Lot 15 that is 442.5 feet Northwesterly from the said northwest line of Church Street measured along the said southwesterly line of Lot 15; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to a point on the southeasterly line of Lot 18, Block 8, of R. S. Smith's Fourth Addition, that is 322 feet Northeasterly from the northeast line of Richmond Avenue measured along the said southeasterly line of Lot 18, the said R. S. Smith's Fourth Addition being a Subdivision of a part of the said SW 1/4 of Section 25; thence continuing in a Southwesterly direction, along the said top of the stone riprap, at an internal angle of $62^{\circ} - 34'$ from the said southeasterly line of Lot 18, a distance of 91 feet to the southwesterly end of the said top of the stone riprap along the right bank of the Lagoon; thence continuing in a Southwesterly direction, along the top of the said right bank of the Lagoon, to a point on the southeasterly line of Lot 20, said Block 8, of R. S. Smith's Fourth Addition, that is 219 feet Northeasterly from the said northeast line of Richmond Avenue measured along the said southeasterly line of Lot 20; thence in a Westerly direction, along the said top of the right bank of the Lagoon, to a point on the northwesterly line of the said Lot 20 that is 158.5 feet Northeasterly from the said northeast line of Richmond Avenue measured along the said northwesterly line of Lot 20; thence continuing in a Westerly direction, along the said top of the right bank of the Lagoon, to a point on the northeasterly line of Lot 23, said Block 8, of R. S. Smith's

Fourth Addition, that is 91 feet Northeasterly from the said northeast line of Richmond Avenue measured along the said northeasterly line of Lot 23; thence in a Northwesterly direction, along the said top of the right bank of the Lagoon, to a point that is 126 feet Southeasterly from the center of vacated Short Street, measured along the said northeast line of Richmond Avenue, and 117 feet Northeasterly from the said northeast line of Richmond Avenue measured at right angles thereto; thence in a Westerly direction, along the said top of the right bank of the Lagoon, to a point that is 42 feet Southeasterly from the said center of vacated Short Street, measured along the said northeast line of Richmond Avenue, and 97 feet Northeasterly from the said northeast line of Richmond Avenue measured at right angles thereto; thence in a Southwesterly direction, along the said top of the right bank of the Lagoon, to a point that is 23 feet Southeasterly from the said center of vacated Short Street, measured along the said northeast line of Richmond Avenue, and 67 feet Northeasterly from the said northeast line of Richmond Avenue measured at right angles thereto; thence in a Northwesterly direction, along the said top of the right bank of the Lagoon, to a point in the center of vacated Webster Street that is 125 feet Northeasterly from the said northeast line of Richmond Avenue measured along the said center of vacated Webster Street; thence continuing in a Northwesterly direction, along the said top of the right bank of the Lagoon, to a point in the center of vacated Carlisle Street that is 215 feet Northeasterly from the said northeast line of Richmond Avenue measured along the said center of vacated Carlisle Street; thence continuing in a Northwesterly direction, along the said top of the right bank of the Lagoon, to a point on the northwesterly line of Lot 13, Block 3, of the Town of Richmond, now in the City of Ottumwa, Wapello County Iowa, that is 111.2 feet Northeasterly from the southwestly corner of the said Lot 13, the said Town of Richmond being a Subdivision of a part of the E 1/2 of Section 26, said T. 72N. -R. 14W.; thence continuing in a Northwesterly direction, across South Wapello Street Extension, to a point on the southeast line of Out Lot 1 of the said Town of Richmond and on the said top of the right bank of the Lagoon, that is 160 feet Northeasterly from the point of intersection of the northeast line of Albia Road with the said southeast line of Out Lot 1; thence in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to a point that is 590 feet due East of the northeasterly corner of Lot 24 of Wormhoudt's Addition, said Addition being a Subdivision of a part of the said E 1/2 of Section 26; thence continuing in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to a point that is 766 feet N 45° -E from the said northeasterly corner of Lot 24; thence continuing in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to a point that is 1,652 feet due East of the intersection of North Quincy Avenue and Mowrey Avenue; thence continuing in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to a point that is 1,665 feet due East of the intersection of North Quincy Avenue and Sherwood Drive; thence continuing in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to an intersection with the southerly right-of-way line of the Relocated U. S. Highway

No. 34; thence continuing in a Northerly direction, crossing the said Relocated U. S. Highway No. 34 at Highway station 606+42, a point in the centerline of the said Relocated U. S. Highway No. 34 that is 1,593 feet Easterly from the point of intersection of the said centerline of the Relocated U. S. Highway No. 34 with the centerline of the said North Quincy Avenue, to an intersection with the northerly right-of-way line of the said Relocated U. S. Highway No. 34 at the top of the said right bank of the Lagoon; thence continuing in a Northerly direction, meandering along the said top of the right bank of the Lagoon, to an intersection with the southerly edge of the landside berm of the Right Bank Levee of the Des Moines River Improvements at a point that is 1,393 feet Easterly from the point of intersection of the centerline of the said Right Bank Levee of the Des Moines River Improvements with the said centerline of North Quincy Avenue measured along the said centerline of the Right Bank Levee of the Des Moines River Improvements and 85 feet Southerly from the said centerline of the Right Bank Levee of the Des Moines River Improvements measured at right angles thereto; thence in a Northeasterly, Southeasterly, Easterly and Southeasterly direction, along the said southerly edge of the landside berm of the Right Bank Levee of the Des Moines River Improvements, to an intersection with the top of the stone riprap along the right bank of the Lagoon near the southwesterly end of the Market Street Bridge; thence in a Southwesterly direction, along the said top of the stone riprap, to an intersection with the northeasterly right-of-way line of the Relocated U. S. Highway No. 34 & 63; thence continuing in a Southwesterly direction, crossing the said Relocated U. S. Highway No. 34 & 63 at Highway station 656+43, a point in the centerline of the said Relocated U. S. Highway No. 34 & 63 that is 272 feet Northwesterly from the point of intersection of the said centerline of the Relocated U. S. Highway No. 34 & 63 with the centerline of Church Street, to an intersection with the southwesterly right-of-way line of the said Relocated U. S. Highway No. 34 & 63 at the top of the said stone riprap along the right bank of the Lagoon; thence continuing in a Southwesterly direction, along the said top of the stone riprap, to the point of beginning, excepting therefrom all that part of the right-of-way of Relocated U. S. Highway No. 34, Relocated U. S. Highway No. 63, Relocated U. S. Highway No. 34 & 63 and South Wapello Street Extension included therein.

signed this 28th day of December, 1965.

CITY OF OTTUMWA, IOWA

By Gordon Bennett
Mayor Gordon Bennett

ATTEST:

Genevieve Howard
Genevieve Howard, City Clerk

STATE OF IOWA)
) SS.
Wapello County)

On this 24 day of December, 1965, before me, the undersigned, a Notary Public in and for Wapello County, Iowa, personally appeared Gordon Bennett and Genevieve Howard, to me personally known, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Ottumwa, Iowa; that the seal affixed hereto is the seal of the City of Ottumwa, Iowa; that said instrument was signed and sealed on behalf of the City of Ottumwa, Iowa, by authority of the City Council; and that the said Gordon Bennett and Genevieve Howard acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the City of Ottumwa, Iowa, by it voluntarily executed.



Betty J. Wheel
Notary Public in and for Wapello County, Iowa
My commission expires 7/4/66

received
11.2.23 2:50p

11/2/23

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of : Nov 7, 2023

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 179-2023: A Resolution referring a petition to the City Planning and Zoning Commission for the Renewal of the Downtown Ottumwa Self-Supporting Municipal Improvement District.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 179-2023.

DISCUSSION: Chapter 386 of the Code of Iowa provides for the development of districts in which tax is levied for improvements within that district. Such a district was established for the Downtown District effective July 1, 2019. That district is due to expire, and a timely petition has been filed which seeks to renew the district.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

A Petition has been prepared which reflects signatures from at least 25% of all property owners within the proposed Ottumwa Downtown District as well as an assessed value equal to at least 25% of the property within the proposed district. After a review of the Petition, it appears that the initial requirements of the Petition have been met and have been confirmed. The next step for responding to the petition is to seek a recommendation from the City Planning and Zoning Commission. Their recommendation would be presented to the Council along with a proposed ordinance.

If approved by the City Council, properties located in the District would pay an additional property tax of \$1.00/thousand in Zone 1, \$2.00/thousand in Zone 2 and \$3.00/thousand in Zone 3. These funds are used for projects to benefit the district as determined by the SSMID committee. Previous projects include trash enclosure, the electric maintenance cart for Main Street Ottumwa, the dog waste bags near trash cans, ashtray replacement and support Business Builder Academy.

RESOLUTION NO. 179-2023

A RESOLUTION REFERRING A PETITION TO THE CITY PLANNING AND ZONING COMMISSION FOR THE RENEWAL OF THE DOWNTOWN OTTUMWA SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

WHEREAS, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act"), a petition has been filed with the City Clerk of the City of Ottumwa and presented to this Council (the "Petition"), which petitions this Council to renew the Downtown Ottumwa Self-Supporting Municipal Improvement District (the "Proposed District"), and to continue the Operation Fund for the Proposed District and continue to levy an annual tax therefor, all in accordance with and pursuant to the Act, which Petition is attached hereto as Exhibit A and by this reference made a part hereof; and

WHEREAS, the Petition contains the signatures of at least twenty-five per cent (25%) of all owners of the property within the Proposed District; and

WHEREAS, the Petition contains the signatures of owners representing ownership of property with an assessed value equal to twenty-five per cent (25%) or more of the assessed value of all the property within the Proposed District; and

WHEREAS, the property to be included in the Proposed District pursuant to the Petition is contiguous, wholly within the boundaries of the City, and is in districts zoned for commercial uses; and

WHEREAS, before taking action on the Petition, the Council is required by the Act to notify the City Planning and Zoning Commission and to receive an evaluative report from the Commission on the merit and feasibility of the project proposed in the Petition.

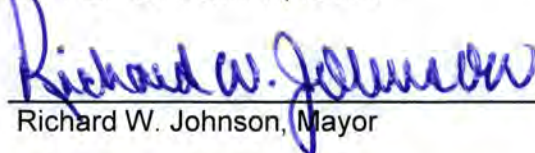
NOW, THEREFORE, BE IT RESOLVED, BY THE OTTUMWA CITY COUNCIL THAT:

Section 1. The Petition is hereby determined to be sufficient and in compliance with the provisions of the Act.

Section 2. The Petition is hereby referred to the Plan and Zoning Commission, which Commission shall, with due diligence, prepare an evaluative report for this Council on the merit and feasibility of the project proposed in the Petition in accordance with the provisions of the Act.

APPROVED, PASSED, AND ADOPTED, this 7th day of November 2023.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

PETITION TO CONTINUE THE DOWNTOWN
OTTUMWA SELF-SUPPORTED MUNICIPAL
IMPROVEMENT DISTRICT PURSUANT TO CHAPTER
386, CODE OF IOWA (the "Act")

We, the undersigned, being at least 25 percent of all owners of property within the self-supported municipal improvement district proposed and hereinafter defined by this petition, and being owners of property within the proposed district having an assessed value of at least 25 per cent of the assessed value of all the property in the proposed district, hereby petition the City Council of the City of Ottumwa, Iowa, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act"), as follows:

1. To continue the self-supported municipal improvement district in the City of Ottumwa, Wapello County, Iowa, as follows:

(a) The name of the district shall be the "Downtown Ottumwa Self-Supported Municipal Improvement District" (hereinafter referred to as the "Proposed District"),

(b) The purposes of improvements the Proposed District shall be the undertaking of actions and the design and construction of any and all improvements authorized by the Act and the performance of administration, redevelopment, and revitalization of the Proposed District, as authorized by the Act, any and all of which actions and are intended to benefit the property within the Proposed District,

(c) The property in the Proposed District shall be divided into three Zones, described as follows:

(1) Zone 1: North side of 3rd Street from the west side of Market Street north to the south side of 4th Street, north side of 3rd Street from Market Street west to the west side of Washington Street and south to the river, south side of 4th Street west to the east side of Marion Street, south to the river and all properties in between and including 302 W. Main Street west of Marion Street

(2) Zone 2: North side of Canteen Alley north along the west side of Jefferson Street to the south side of 3rd Street, north side of Canteen Alley from Jefferson Street west to the west side of Court Street, south to the river, south side of 3rd Street from Jefferson Street west to the east side of Washington Street, south to the river and all properties in between

(3) Zone 3: The west side of Jefferson Street from the south side of Canteen Alley south to the river, south side of Canteen Alley from Jefferson Street west to the east side of Court Street, south to the river and all properties in between

(d) A general description of the property within the Proposed District is: all property from the intersection of N. Marion Street and W. 4th Street, east to N. Market

Street, south to E. 3rd Street, east to N. Jefferson Street, south to the river, west to the south of Marion Street, north to W. 4th Street, including 1 property at 302 W. Main Street west of Marion Street, and, more particularly, property with the following Wapello County Real Estate Identification numbers, as of September 1, 2023:

Parcels subject to taxation:

Zone 1:

	00741300001100C	00741376017700C	007413760201000
00741124006500C	00741300001202C	00741376017800C	007413760202000
00741124006600C	00741300001300C	00741376017900C	007413760203000
00741124006700C	00741370000300C	00741376018000C	007413760234000
00741124006800C	00741376010300C	00741376018100C	007413760235000
00741124019800C	00741376010400C	00741376018200C	007413760236000
00741300000300C	00741376010500C	00741376018300C	007413760238000
00741300000400C	00741376010600C	00741376018400C	007414350072000
00741300000500C	00741376010700C	00741376019300C	007414350084000
00741300000600C	00741376010800C	00741376019400C	007414350094000
00741300000700C	00741376010900C	00741376019800C	007414350095000
00741300000800C	00741376011000C	00741376019900C	007414350117000
00741300000900C	007413760111000	00741376020000C	
00741300001000C			

Zone 2:

	00741065000700C	00741124012200C	007411240195010
00741037000100C	00741065000800C	00741124012300C	007411240196000
00741037000200C	00741065000900C	00741124012400C	007411240202000
00741037000201C	00741124006300C	00741124012500C	007411240203000
00741065000100C	00741124006400C	00741124012600C	007411240204000
00741065000200C	00741124008900C	00741124012700C	007411240205000
00741065000300C	007411240116000	00741124012800C	007411240206000
00741065000400C	007411240117000	00741124012900C	007411240207000
00741065000500C	007411240118000	00741124019400C	007411240208000
00741065000600C	007411240119000	00741124019500C	007411240209000

00741124021000C	00741124026900C	00741376011200C	007413760187000
00741124021500C	00741124027000C	00741376011300C	007413760188000
00741124021600C	00741124027100C	00741376011400C	007413760189000
00741124021700C	00741124033500C	00741376011500C	007413760190000
00741124024800C	00741124033700C	00741376011600C	007413760191000
00741124024900C	00741124034100C	00741376011700C	007413760192000
00741124025000C	00741124034400C	00741376011800C	007413760229000
00741124025100C	00741300001201C	00741376012400C	007413760230000
00741124025200C	00741300001202C	00741376012500C	007413760235000
00741124026700C	00741314000100C	00741376012600C	007414350072000
00741124026701C	00741314000600C	00741376012700C	
00741124026800C	00741321000900C	00741376018500C	
00741124026801C	00741321001000C	00741376018600C	

Zone 3:

	00741057002100C	00741108000600C	007411240169000
00741057000700C	00741057002200C	00741108000700C	007411240170000
00741017000100C	00741057002300C	00741108000800C	007411240237000
00741017000101C	00741106000200C	00741108000900C	007411240238000
00741057000800C	00741106000300C	00741124012000C	007411240239000
00741057000900C	00741106000400C	00741124012100C	007411240240000
00741057001000C	00741106000500C	00741124013000C	007411240241000
00741057001100C	00741107000100C	00741124013100C	007411240242000
00741057001200C	00741107000200C	00741124013200C	007411240243000
00741057001300C	00741107000300C	00741124013300C	007411240244000
00741057001400C	00741107000400C	00741124013400C	007411240245000
00741057001500C	00741107000500C	00741124013500C	007411240246000
00741057001601C	00741107000600C	00741124013600C	007411240247000
00741057001700C	00741107000700C	00741124016500C	007411240253000
00741057001800C	00741107000800C	00741124016600C	007411240254000
00741057001900C	00741107000900C	00741124016700C	007411240255000
00741057002000C	00741108000100C	00741124016800C	007411240256000

00741124025700C	00741124027300C	00741124028500C	007411240296000
00741124025800C	00741124027500C	00741124028600C	007411240297000
00741124025900C	00741124027600C	00741124028700C	007411240298000
00741124026000C	00741124027700C	00741124028800C	007411240299000
00741124026100C	00741124027800C	00741124028900C	007411240300000
00741124026200C	00741124027900C	00741124029000C	007411240340000
00741124026300C	00741124028000C	00741124029100C	007413000012020
00741124026400C	00741124028100C	00741124029200C	007414350072000
00741124026500C	00741124028200C	00741124029300C	007414360016000
00741124026600C	00741124028300C	00741124029400C	007414360017000
00741124027200C	00741124028400C	00741124029500C	

2. To continue an operation fund with respect to the Proposed District to be known as the “Downtown Ottumwa Self-Supported Municipal Improvement District Operation Fund” (the “Operation Fund”), and levy an annual tax (the “Operation Tax”) upon the property, as defined in the Act (excluding property assessed as residential property for property tax purposes) within the Proposed District (the “Property”) for the purposes of: (a) paying the administrative expenses of the Proposed District, as defined and authorized in the Act, or (b) paying part or all of the maintenance expenses of “improvements” or “self-liquidating improvements” as defined in the Act, with respect to the Proposed District, for a period of 7 years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2024, and continuing for 6 additional years. The Operation Tax shall be levied annually upon the Property at the following rates:

Zone 1: a rate not to exceed \$1.00 dollar per thousand dollars of taxable value of the Property;

Zone 2: a rate not to exceed \$2.00 dollars per thousand dollars of taxable value of the Property;

Zone 3: a rate not to exceed \$3.00 dollars per thousand dollars of taxable value of the Property.”

3. To disburse amounts collected in the Operation Fund to Main Street Ottumwa annually not before July 1 and no later than November 1 for one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by a special SSMID Committee, composed of representatives of Main Street Ottumwa and the owners of property within the Proposed District:

a. Enhanced maintenance and cleaning of public spaces within the Proposed District, including but not limited to:

- Maintenance of trees and seasonal plantings
- Sidewalk sweeping and power wash cleaning
- Cleaning public alleys and public spaces
- Graffiti removal
- Street and curb cleaning

b. Development and management of activities in support of marketing, business retention and attraction, including but not limited to:

- Administrative fees of Main Street Ottumwa Staff
- Conduct market analyses, business retention surveys and image surveys
- Establish databases
- Business counseling
- Space referrals and assistance
- Business-to-business communications program
- District marketing materials
- Miscellaneous business support services
- Marketing activities, including media and advertising campaigns and communication pieces (calendar of events, newsletters, shopping directories, maps, holiday brochures)
- Establishment and promotion of special events, festivals, and holiday activities in public spaces

c. Capital, physical or other improvements designed to enhance the image and appearance of the Proposed District, including but not limited to:

- Streetscape and lighting improvements
- Seasonal and holiday decorations
- Signage and banners
- Installation of seasonal plant materials and trees
- Such other improvements as may be petitioned for by the owners of property within the Proposed District under the Act

4. To require the SSMID Committee, as a further condition to the disbursement of funds from the Operations Fund, to submit to the Ottumwa City Council, no later than November 1 of each year, a budget showing, in general terms, proposed expenditures of such funds for the fiscal year beginning on the next July 1.

5. It is the further intent of this Petition that all taxes levied and collected on behalf of the Proposed District shall be expended for new, additional or enhanced services within the Proposed District, and that the City shall not diminish the type and extent of governmental services described in this Petition with the intention of transferring the cost of providing such services from the City budget to the Operation Fund.

6. It is the further intent of this Petition that, notwithstanding the fact that the Proposed District is located within the boundaries of Tax Increment Finance Districts which have been created by the City, an amount of funds which would be derived from the annual levy of the Operation Tax against property within the Proposed District if the Proposed District were not located within such Tax Increment Finance Districts shall be made available annually for the services, improvements and activities set out in this Petition, and that the City should take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the Proposed District, but only to the extent permitted by applicable law. In furtherance of the foregoing, the undersigned petitioners hereby represent and warrant to the City Council that the creation of the Proposed District and the undertaking of the services, improvements and activities described herein are considered essential to the petitioners' efforts to create new jobs and income in the City of Ottumwa and to retain jobs and income in the City that would otherwise be lost.

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President of McCune + Reed, Inc., a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 11th day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

McCune + Reed, Inc.
(Name of Corporation)

By Brian McWilliams
Brian McWilliams President
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting Member of Van Mor Properties, LLC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 10 day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Van Mor Properties LLC
(Name of Corporation)

By 

Levi Morrison - member
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting Vice President of Schwartz Insurance, Inc., a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 9 day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Schwartz Insurance Inc.
(Name of Corporation)

By Stephanie Perry
Stephanie Perry, VP
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting VICE PRESIDENT of LICK CREEK, INC., a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 4TH day of OCTOBER, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

LICK CREEK, INC.
(Name of Corporation)

By [Signature]

JOHN HELBERSON VP
(Type Name and Title)

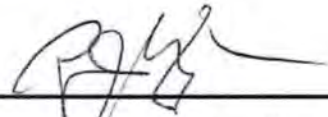
CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting owner of OMN LC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 4 day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

OMN LC
(Name of Corporation)

By 
Ryan J. Mitchell (owner)
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President of Liotka Estates LLC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 2nd day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Liotka Estates LLC
(Name of Corporation)

By Bryce Liotka

Bryce Liotka President
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President of Mohan Chaudhri, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 9/28/2023 day of _____, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Jay Chaurhaga LLC
(Name of Corporation)

By M. Chaudhri

Owner
(Type Name and Title)

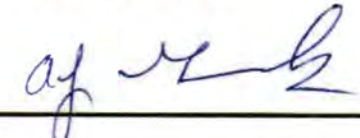
CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting Member of Gevoek Real Estate LLC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 21 day of September, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Gevoek Real Estate LLC
(Name of Corporation)

By 

A.J. Gevoek Member
(Type Name and Title)


CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting partner of THE GETTINGS GROUP, LLC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 28th day of SEPTEMBER, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

THE GETTINGS GROUP, LLC
(Name of Corporation)

By 
JOSH GETTINGS, PARTNER
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President of Parkview Plaza LTD, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 28th day of September, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Parkview Plaza LTD
(Name of Corporation)

By Tim Schwartz

Tim Schwartz President
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting EXECUTIVE DIRECTOR of GOTI?, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 28th day of September, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

GREATER OTTUMWA PARTNERS IN PROGRESS
(Name of Corporation)

By 

MARC S. ROE EXECUTIVE DIRECTOR
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting Executive Director of Rippling Waters, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 28 day of September, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Rippling Waters
(Name of Corporation)

By Holly Berg

Holly Berg Executive Director
(Type Name and Title)

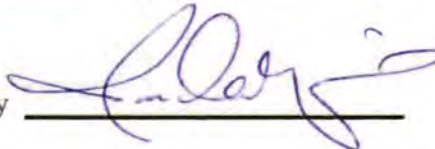
CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting CFO of OPTIMUM LIFE SERVICES, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 28th day of SEPTEMBER, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

OPTIMUM LIFE SERVICES
(Name of Corporation)

By 

JAMES H. MAIZE, CFO
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified, and acting Manager of Zingq Law, LLC, a limited liability company (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5th day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Zingq Law, LLC
(Name of Corporation)

By Paul Zingq

Paul Zingq, Manager
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President/CEO of Altona Legacy Foundation, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5 day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Altona Legacy Foundation
(Name of Corporation)

By Kelly Brenner

Kelly Brenner, President
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting President of Molly's of Ottumwa, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 2nd day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Molly's of Ottumwa LLC
(Name of Corporation)

By Marilyn Myers-Daumann

President
(Type Name and Title)

CORPORATE CERTIFICATE

I, the undersigned, the duly elected, qualified and acting president of Kelly Reed Real Estate LLC, a corporation (the "Company"), hereby certify as follows:

I am an officer of the Company, and, by virtue of the authority delegated to me by the Board of Directors of the Company, its Bylaws, or its Articles of Incorporation, I am authorized to execute the Petition of the Downtown Ottumwa Self-Supported Municipal Improvement District for and on behalf of the Company and to affix the corporate seal, if any, of the Company thereto.

IN WITNESS WHEREOF, I have hereunto set my official signature this 5 day of October, 2023, and I declare that this signature shall be considered to be my signature on said Petition.

Kelly Reed Real Estate LLC
(Name of Corporation)

By [Signature]
Kelly Reed
(Type Name and Title)

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE



Levi Morrissey Van Mar Properties

102 S. Market

554,890

10/10/23



Levi Morrissey Van Mar Properties

104 S. Market

131,510

10/10/23

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE

[Signature]
Kelly Reed Reed Estate LLC
313 E. MAIN
78,040
10-6-23

[Signature]
Kelly Reed Reed Estate LLC
322 E. MAIN
218,560
10-6-23

[Signature]
Kelly Reed Reed Estate LLC
224 E. MAIN
208,410
10-6-23

Freddie Jenkins
FREDRIC JENKINS
334 E. MAIN
#200,090
10-6-23

Carolyn Jenkins
CAROLYN JENKINS
10-6-23

Stephanie Perry
Stephanie Perry
107 S. Court
504,570
10/9/23

Eric Naylor
Eric Naylor
105, 107 N. Court
98,960
10/9/23

Phillip Naylor
[Signature]
10/9/23
10/9/23

Brian McWilliams
Brian McWilliams
119 N. Washington St.
139,010
10-11-23
10-11-23

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE

Bryce Lidtka
Bryce Lidtka

301 E Main
6,530

10/2/23

Bryce Lidtka
Bryce Lidtka

303 E Main
59,060

10/2/23

Bryce Lidtka
Bryce Lidtka

305 E Main
80,340

10/2/23

John Helgeson
John Helgeson VP

211 E 2ND
297,910

10/8/2023

John Helgeson
John Helgeson VP

207 E 2ND
40,480

10/4/2023

Ryan J. Mitchell
Ryan J. Mitchell

(110-116)
110 E. 3rd
196,520

10-4-2023

Ryan J. Mitchell
Ryan J. Mitchell

110-116 E. 3rd Parking
4,200

10-4-2023

Lois R. Mason
Lois R. Mason

112 N Court St
99,390

10/10/23

Thomas R. Skaten
Thomas R. Skaten

10-10-23

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE

Anthony Gevock
of [Signature]

330 E Main
\$ 189,740

9-27-23

Anthony Gevock
of [Signature]

332 E Main
\$ 213,530

9-27-23

Anthony Gevock
of [Signature]

223 E Main
\$ 105,630

9-27-23

Holly Berg
Holly Berg

315 East Main
\$ 58,570

9/28/23

Holly Berg
Holly Berg

317 East Main
\$ 65,160

9/28/23

Holly Berg
Holly Berg

370 East Main
\$ 176,390

9/28/23

Marc Rose
[Signature]

217 E MAIN ST
\$ 191,330

9-28-23

Tim Schwartz
Tim Schwartz

101 S Market
658,800

9-28-23

Tim Schwartz
Tim Schwartz

107 E 2nd
1,269,600

9-28-23

SIGNATURE AND NAME OF OWNER(S) OR AUTHORIZED REPRESENTATIVE	ADDRESS OF OWNED PROPERTY AND ASSESSED VALUE	DATE
<u>Claudia Gorkes + Derek Gorkes</u> <u>Claudia Gorkes / [Signature]</u>	<u>129 E. Second</u> <u>37,000</u>	<u>9/28/2023</u>
<u>Claudia Gorkes + Derek Gorkes</u> <u>Claudia Gorkes / [Signature]</u>	<u>131 E Second</u> <u>40,770</u>	<u>9/28/2023</u>
<u>Claudia Gorkes + Derek Gorkes</u> <u>Claudia Gorkes / [Signature]</u>	<u>105-107 N. Market</u> <u>50,790</u>	<u>9/28/2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>118 WEST THIRD</u> <u>\$86,920</u>	<u>28-SEP-2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>226 EAST SECOND</u> <u>\$23,850</u>	<u>28-SEP-2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>228 EAST SECOND</u> <u>\$354,490</u>	<u>28-SEP-2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>205 EAST MAIN</u> <u>\$66,210</u>	<u>28-SEP-2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>207 EAST MAIN</u> <u>\$75,680</u>	<u>28-SEP-2023</u>
<u>THE GETTINGS GROUP, LLC</u> <u>[Signature]</u>	<u>222 EAST MAIN</u> <u>\$42,550</u>	<u>28-SEP-2023</u>

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE

Tim Schwartz
Tim Schwartz

111 N. Court
249,560

9-28-23

Tim Schwartz
Tim Schwartz

117-119 E. Main
939,690

9-28-23

Wes Olson
Julaine Olson
WJ

114-116
N. Market St
176,240
20 S. Court

9/29/23

Christopher Smith

113090

9/29/23

Chr B Dale Smith
Christopher Smith Patricia Smith

105 E Main
28480

9/29/23

Tim Schwartz
Tim Schwartz

119 E. Main
4,990

9-29-23

James W. Marze
James W. Marze

226 West Main
\$566,320

9-29-23

James W. Marze
James W. Marze

226 West Main Parking
\$19,560

9-29-23

SIGNATURE AND NAME
OF OWNER(S) OR
AUTHORIZED REPRESENTATIVE

ADDRESS OF OWNED
PROPERTY AND
ASSESSED VALUE

DATE

Ankelelon Pater
AA Pater

222 W- 2nd.
1,852,270

9/28/2023

Tracy Myers Naumann
Kelly Myers Naumann

222-224 E Second
\$202,890

10/02/2023

Paul Zigg
Paul Zigg

104 S. Court
\$209,550

10/2/23

Kelly Jones
Kelly Jones

111 E main
\$ 214,390

10/5/23

Kelly Jones
Kelly Jones

113 E main
\$ 205,660

10/5/23

Kelly Jones
Kelly Jones

227 E main
\$ 151,950

10/5/23

Kelly Jones
Kelly Jones

231 E main
\$ 19,380

10/5/23

Kelly Reed

209 W. main
209 W. main

10-5-23
69,440

Kelly Reed

69,440

Kelly Reed

217 W. main
25,640

10-5-23

received
11-2-23 250p



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Nov 7, 2023

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 180-2023: A Resolution approving a subordination agreement between the City of Ottumwa, South Ottumwa Savings Bank and RG Property.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and approve Resolution No. 180-2023

DISCUSSION:

RG Property participated in the CDBG Upper-Story Housing program in 2022-2023. The City holds a forgivable mortgage securing their compliance with certain program obligations. RG is seeking credit with South Ottumwa Savings Bank. The bank is requesting that the City's forgivable loan take a second position the new lien. The City typically agrees to subordinate our security position when loans are refinanced or in

Source of Funds:

Budgeted Item: Budget Amendment Needed:

other situations such as this. Sitting in the second position does not change the compliance requirements for RG or adversely affect the City's position in achieving compliance with those requirements.

RESOLUTION NO. 180-2023

A RESOLUTION APPROVING A SUBORDINATION AGREEMENT BETWEEN THE CITY OF OTTUMWA, SOUTH OTTUMWA SAVINGS BANK AND RG PROPERTY.

WHEREAS, City of Ottumwa holds a Mortgage to secure credit in the amount of \$515,000.00, given by RG Property, LLC to the City of Ottumwa dated August 3, 2022, filed August 12, 2022, in Book 2022, on Page 3393 in the office of the Wapello County Recorder. The real estate is legally described as follows:

The Northwest Forty (40) feet of Lot Two Hundred Eighty-five (285) in Block Twenty-one (21) in the Original Plat of the City of Ottumwa, Wapello County, Iowa.

WHEREAS, in order for South Ottumwa Savings Bank to offer credit to RG Property, the City is willing to subordinate its mortgage lien filed August 12, 2022 to South Ottumwa Savings Bank.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants contained herein and other good and valuable consideration, City of Ottumwa hereby agrees to subordinate its mortgage lien filed August 12, 2022, in Book 2022, on Page 3393 encumbering the above-described real estate, to the Mortgage in the amount of \$515,000.00 given by RG Property to South Ottumwa Savings Bank. The City of Ottumwa agrees that the mortgage held by the City of Ottumwa shall be junior and subordinate to the mortgage lien held by South Ottumwa Savings Bank as if the South Ottumwa Savings Bank mortgage lien had been filed prior in time to the City of Ottumwa mortgage.

Approved, passed and adopted this 7th of November 2023.

CITY OF OTTUMWA, IOWA

BY Richard W. Johnson
Richard W. Johnson, Mayor

ATTEST:

Chris Reinhard

Chris Reinhard, City Clerk

REAL ESTATE SUBORDINATION AGREEMENT

This Real Estate Subordination Agreement ("Agreement") is executed as of November 7, 2023, by City of Ottumwa (GRANTOR), in favor of South Ottumwa Savings Bank (GRANTEE), its successors and/or assigns.

WHEREAS, City of Ottumwa holds a Mortgage to secure credit in the amount of \$515,000.00, given by RG Property, LLC to the City of Ottumwa dated August 3, 2022, filed August 12, 2022, in Book 2022, on Page 3393 in the office of the Wapello County Recorder. The real estate is legally described as follows:

The Northwest Forty (40) feet of Lot Two Hundred Eighty-five (285) in Block Twenty-one (21) in the Original Plat of the City of Ottumwa, Wapello County, Iowa.

WHEREAS, in order for South Ottumwa Savings Bank to offer credit to RG Property, LLC the City is willing to subordinate its mortgage lien filed August 12, 2022 to South Ottumwa Savings Bank.

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City of Ottumwa

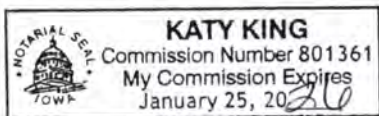
By: Richard W. Johnson

By: Christina Reinhard



STATE OF Iowa)
) ss:
COUNTY OF Wapello)

On this 7 day of November, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard W. Johnson and Christina Reinhard to me personally known to be the Mayor and City Clerk of the City of Ottumwa, respectively, who, being by me duly sworn, did say that the instrument was signed on behalf of the City of Ottumwa by authority of its Board of Directors; and acknowledge the execution of the instrument to be the voluntary act and deed of the City of Ottumwa.



Katy King
Notary Public in and for the State of Iowa

received
11/3/23 9:15 AM
Item No. I.-6.
NOV 07 2023

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: November 7, 2023

Engineering Department
Department

Phillip Burgmeier
Prepared By
Phillip Burgmeier
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution #183-2023. Approving the State and Tribal Assistance Grant (STAG) Application for Phase 8 Division 2 and authorizing the Mayor to sign the application.

RECOMMENDATION: Pass and adopt Resolution #183-2023.

DISCUSSION: This STAG Application is for funding Phase 8 Division 2 sewer separation work along 4th Street from Ottumwa High School to Ash Street. It also includes work near 4th Street on Plum, Ash, Cherry, and Birch Streets. The work includes full-depth full-width street reconstruction, replacement of sidewalks to ADA standards, storm and sanitary sewer improvements, and water main replacement as needed or requested by Ottumwa Water Works.

This federal grant was awarded on June 30, 2022 in the amount of \$2,500,000. The final EPA clearance was received on Monday October 23, 2023. Funding for the STAG grant requires a minimum 20% local match. Local match will come from the sewer fund balance.

Current construction estimate: \$5,100,000

Source of Funds:
\$2,500,000 STAG Grant
\$2,600,000 Sewer Fund Balance
(An estimated \$250,000 will be reimbursed by OWW for water main construction)

Source of Funds: STAG, Sewer Fund Budgeted Item: No Budget Amendment Needed: No

RESOLUTION #183-2023

A RESOLUTION APPROVING THE STATE AND TRIBAL ASSISTANCE GRANT (STAG)
APPLICATION FOR CONSTRUCTION OF PHASE 8 DIVISION 2 IN THE CITY OF OTTUMWA

WHEREAS, The City Council of the City of Ottumwa, Iowa, is eligible to make an application for a federal State and Tribal Assistance Grant (STAG); and

WHEREAS, the federal, State and Tribal Assistance Grant (STAG) requires a minimum 20% match; and,

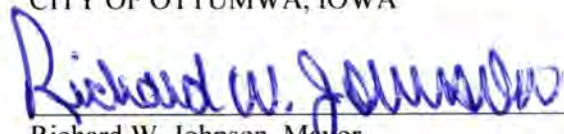
WHEREAS, The City of Ottumwa has funds available in the Sewer Fund Balance.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT:

1. The State and Tribal Assistance Grant (STAG) application for Phase 8 Division 2 is hereby approved.
2. The City Council hereby commits the additional City funds necessary for construction of the project beyond any STAG funding, and;
3. The Mayor is authorized to sign the application.

APPROVED, PASSED, AND ADOPTED, this 7th day of November 2023.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the "Check For Errors" button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

When you open a form, required fields are highlighted in yellow with a red border. Optional fields and completed fields are displayed in white. If you enter invalid or incomplete information in a field, you will receive an error message. Additional instructions and FAQs about the Application Package can be found in the Grants.gov Applicants tab.

OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	EPA-CEP-01
Opportunity Title:	EPA Mandatory Grant Programs
Opportunity Package ID:	PKG00214047
CFDA Number:	66.202
CFDA Description:	Congressionally Mandated Projects
Competition ID:	
Competition Title:	
Opening Date:	
Closing Date:	10/04/2030
Agency:	Environmental Protection Agency
Contact Information:	Please consult your regional office.

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01203604
Application Filing Name:	City of Ottumwa Blake's Branch Sewer Project CGID0722CCT000B80
UEI:	J7P6L98MF158
Organization:	City of Ottumwa
Form Name:	Application for Federal Assistance (SF-424)
Form Version:	4.0
Requirement:	Mandatory
Download Date/Time:	Nov 01, 2023 03:35:36 PM EDT
Form State:	No Errors

FORM ACTIONS:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
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* 3. Date Received: Completed by Grants.gov upon submission	4. Applicant Identifier: _____
---	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Ottumwa

* b. Employer/Taxpayer Identification Number (EIN/TIN): 42-6005094	* c. UEI: J7P6L98MF158
--	----------------------------------

d. Address:

* Street1:	105 East Third Street
Street2:	_____
* City:	Ottumwa
County/Parish:	_____
* State:	IA: Iowa
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	52501-2904

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____	* First Name: Phillip
Middle Name: _____	
* Last Name: Burgmeier	
Suffix: _____	

Title: Public Works Director

Organizational Affiliation:
City of Ottumwa

* Telephone Number: 6416830680	Fax Number: _____
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*** Email:** burgmeierp@ottumwa.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.202

CFDA Title:

Congressionally Mandated Projects

*** 12. Funding Opportunity Number:**

EPA-CEP-01

* Title:

EPA Mandatory Grant Programs

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Ottumwa Blake's Branch Sewer Project CGID0722CCT000B80

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,500,000.00"/>
* b. Applicant	<input type="text" value="625,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,125,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: