

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 13
Council Chambers, City Hall

April 16, 2019
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Streeby to approve the following consent agenda items: Mins. from Special Mtg. No. 11 on March 29, 2019 and Regular Mtg. No. 12 on April 2, 2019 as presented; Approve the appointment of Cody McClure to the position of Equip. Operator in the Sewer Maint. Dept. effective April 1, 2019; Consideration of Iowa Community Assurance Pool (ICAP) Law Enforcement Policy and Training Grant – approve the submission of the grant and authorize the Mayor and Chief of Police to sign all related docs.; Res. No. 72-2019, setting the date for a public hearing on the intent to dispose of City owned property located at Lot 12 in Block 12 of Blake's Addition also known as a vacant lot on N. Cherry St.; Beer and/or liquor applications for: Mike's Pizza & Steakhouse, 2517 Northgate; Pizza Hut 1, 1247 Theatre Dr.; Ottumwa Elks Lodge 347, temp. outdoor service area 6/18-6/22/19 at Jimmy Jones Shelter; all applications pending final inspections. All ayes.

Dalbey moved, seconded by Roe to table Item H-1, Res. No. 71-2019, adopt the Communications Policy, and approve the agenda as presented. All ayes.

City Admin. Morris reported the following:

- Ord. No. 3155-2019, parking lots, will be presented 5/7/19 for Council action. This will consolidate two current sections (parking & parking lots) into one section. More emphasis to on-street parking enforcement.
- Community Mtg. – 4/18/19, 6:00 P.M. at Westgate Towers.
- Business license brought before City Council 5/7/19. Fire Inspection permit combined with fire safety to create a business license component.

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

Streeby moved, seconded by Berg to award the contract for the Beach Ph. 4, RFP 1X, Kitchen Floor Resurface to Surface Sealers, Inc., of Lincoln, NE, in the amount of \$6,710. Parks & Rec Dir. Rathje, reported three bids were received. All ayes.

Roe moved, seconded by Dalbey to award the contract for the Beach Ph. 4, RFP 2X New Overhead Doors to Reed Overhead Doors of Ottumwa, IA, in the amount of \$8,250. Parks & Rec. Dir. Rathje reported two bids were received. All ayes.

Streeby moved, seconded by Stevens to award the contract for the Beach Ph. 4, RFP 5X Walk-in Freezer Replacement to Winger Service of Ottumwa, IA, in the amount of \$15,056.63. Parks & Rec. Dir. Rathje reported two bids were received. All ayes.

Discussion to Finalize Proj. Listing for Beach Ph. 4 Renovations. City Engineer Dohlman reported the final phase of the Beach Renovations is underway and projected for all phases to be accomplished within budget. To date, Ph. 4 includes 14 separate proj. /contracts. Four additional proj. presented for inclusion within Ph. 4.

Recommendation by all council members to move forward with additional proj. as listed: volleyball court reconstruction, new shade structure installation, dedication plaque and portable storage bldg. Total additional items are estimated at \$181,200.

Streeby moved, seconded by Roe to award the contract for the 2019 RFP #5, Elm St. Force Main Repair to DC Concrete and Construction of Douds, IA, in the amount of \$16,400.00. Public Works Dir. Seals reported two bids were received. Council approved emergency temp. repair of the Elm St. Force Main by DC Construction and Concrete on April 2, 2019. All ayes.

Public Works Dir. Seals presented bid report for the Ottumwa Main St. Improvement/Downtown Streetscape Proj. This proj. consists of complete reconstruction of the 100, 200, and 300 blks. of Main St. It also includes replacement of sanitary sewer lines and sewer laterals. New water mains and service lines will be installed with new ADA compliant sidewalks. One bid was received on April 10, 2019, from Portzen Construction, Inc. of Dubuque, IA, in the amount of \$5,096,359.30. This bid also included five add alternate bid items. Dir. of Hlth. Insp. & Solid Waste, Flanagan, has been in contact with OWW and property owners on procedures and financial responsibilities. We are currently reviewing all costs with funding partners and private water service costs to determine final costs associated with the project.

This was the time, place, and date set for a public hearing on the status of funded activities for the Ottumwa Upper Story Housing Pilot Project.

A public hearing was held on April 16, 2019, at 5:30 PM at City Hall in Ottumwa, IA, for the purpose of updating the public on the status of the upper-story housing pilot project funded, in part, by the Community Development Block Grant (CDBG) program.

Bradley J. Grefe, the grant administrator from Area 15 Regional Planning Commission, reported that in March 2018, the Iowa Economic Development Authority (IEDA) awarded CDBG funds to the City of Ottumwa for the purpose of creating upper-story housing units downtown. Every five years, IEDA is required to develop a Consolidated Plan for Housing & Community Development as a condition of receiving funds from the U.S. Department of Housing and Urban Development (HUD), which includes CDBG. This document identifies impediments to fair housing identified in Iowa and the state's goals and strategies for addressing impediments. This is one of three upper-story housing pilot projects chosen to help inform the process of developing IEDA's 2020-2024 Consolidated Plan.

The City qualified for CDBG funds based on the HUD National Objective of providing housing opportunities for low-to-moderate income (LMI) households, which is approximately 55% of Ottumwa households according to Census figures provided by IEDA. Upon receiving the certificate of occupancy from the City, each unit must be rented to LMI-qualified individuals or families for a period of five years. After the period of affordability expires, these units may be rented without restrictions.

The original scope of work for the project was to gut and renovate the upper levels of four buildings in the 300-Block of East Main Street into five apartment units—303 and 305 E. Main will each have one 3-bedroom unit, 315 will have one 2-bedroom unit, and 320 will have two 1-bedroom units. This has not changed. The City applied for and was awarded \$500,000 in Community Development Block Grant

funds. The City was to match the grant award with \$609,788 in local funds; including \$25,000 from the City and the remainder of the costs to be covered by the owner, Rippling Waters Property Development. The original estimated cost of the project was \$1,109,788.

Two bids were received for the project and the contract for construction was awarded to the lower bidder, RG Construction (Ottumwa, IA). The original bid was \$1,073,633.40. Through value engineering, the contract amount for construction was reduced to \$1,001,751.40. This included approximately \$74,000 in contingency funds. Construction began in October 2018 and will be completed on all properties by summer 2019.

Through the end of March, RG Construction had billed approximately 45% of its contract, Curtis Architecture & Design had billed approximately 75% of its contract, Area 15 RPC had billed 100% of its contract, and other fees (including asbestos testing, radon testing, recording, and energy efficiency consulting) had been paid by the owner. To date, there have been 15 total construction change orders approved for a sum of \$38,656.63. This leaves a remainder of \$35,547.18 in construction contingency funds. With as far along as the project is, it is anticipated that much of the contingency will not be used. It is worth noting that the Alliant Hometown Rewards Committee, as a pilot project of its own, has agreed to cover the additional cost to install heat pump water heaters in each of the units in lieu of the conventional electric water heaters that were included in the bid. This is an exciting test of the effectiveness of this product to demonstrate the potential benefits installing a higher efficiency unit than the standard products that have been used in the past, since most of the upper-story units in downtown Ottumwa use electric rather than gas to heat water.

The CDBG contract end date is March 31, 2021.

Bradley showed a brief PowerPoint presentation of progress photos to date. The Open for comments, concerns, and questions. No questions were received; but had one comment from Councilmember Roe that the units are really looking great. Approximately 25 people were in attendance.

There being no objections, Steeby moved, seconded by Dalbey to close the public hearing. All ayes.

Roe moved, seconded by Dalbey that Res. No. 73-2019, setting Consultation Mtg. for April 25, 2019 with other taxing entities – Wapello County and the School Dist. and setting May 21, 2019 for a public hearing on a proposed Amend. No. 8 to the West Gate Economic Develop. Urban Ren. Plan in the City of Ottumwa, State of Iowa, be passed and adopted. All ayes.

Dalbey moved, seconded by Roe that Res. No. 74-2019, awarding the contract for Beach Ph. 3, Beach Sound System Replacement 2019 to Lifeline Audio Video Technologies of Platteville, WI, in the amount of \$52,250, be passed and adopted. Parks & Rec. Dir. Rathje reported two bids were received. This is the third bid procedure followed for this project. Stevens asked why this project keeps going up in price each time it is bid. He's not in favor and would like to table item. Ayes: Streeby, Berg, Dalbey, Roe. Nays: Stevens. Motion carried.

Streeby moved, seconded by Berg that Res. No. 75-2019, awarding the contract for the East Alta Vista Reconstruction Proj. to Drish Construction, Inc., of Fairfield, IA, in the amount of \$623,152.10, be passed and adopted. Public Works Dir. Seals reported three bids were received. All ayes.

Roe moved, seconded by Berg that Res. No. 77-2019, approving the Consultant Contract for Engineering Services with JEO Consulting Group for Milner St. Reconstruction Proj. in the amount of \$196,000, be passed and adopted. Public Works Dir. Seals reported a STP Application was approved for full-depth, full-width reconstruction of Milner St. from Mary to Burrhus. JEO's scope of work will include surveying, design, project staging, preparation of preliminary, check, and final plans, all required permitting, and preparation of bid documents. All ayes.

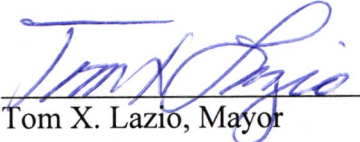
Mayor Lazio inquired if anyone from the audience wished to address an item not on the agenda. There were none.

Mayor Lazio reported the following:

- Hoping to have an update soon on the runway reconstruction project at the airport from our engineering firm to share with public.
- Property tax reform bill HF773 is gaining speed through the legislature.
- April 21-27 is Make Ottumwa Shine Week.

Streeby moved, seconded by Roe that the meeting adjourn. All ayes. Adjournment was at 6:24 P.M.

CITY OF OTTUMWA, IOWA



Tom X. Lazio, Mayor

ATTEST:



Christina Reinhard, City Clerk

