

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

REGULAR MEETING NO. 7  
Council Chambers, City Hall

February 19, 2019  
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Berg to approve the following consent agenda items: Mins. from Regular Mtg. No. 5 on Feb. 5, 2019 and Special Mtg. No. 6 on Feb. 12, 2019 as presented; Acknowledgement of January financial rpt. and payment of bills as submitted by the Finance Dept.; Appointment of Mary Stewart to the Historic Preservation Brd., term to expire 01/01/2022; Res. No. 29-2019, authorizing a tuition scholarship application submission before the deadline of April 1, 2019 for City support of expenses for the City Clerk to attend the Iowa Municipal Professionals Institute in July 2019; Beer and/or liquor applications for: Casey's General Store #1886, 504 W. Mary St.; Hy-Vee Drugstore, 1140 N. Jefferson St.; all applications pending final inspections. All ayes.

Dalbey moved, seconded by Roe to approve the agenda with the removal of Item H-6, Res. No. 36-2019, Establishing intent to enter into a development agt. with ChrisBro Hospitality for the development of a hotel at BVC in the City of Ottumwa, Wapello County, Iowa. All ayes.

Mayor Lazio stated due to technical difficulties we were unable to broadcast the last special mtg. held 2/12/19.

City Admin Morris called up Dir. of Hlth. Insp. & Solid Waste Flanagan to present an update on the Bridge View Hotel Project.

Flanagan reported that Item H-6 was pulled because ChrisBro Hospitality is still reviewing the development agt. and it is not ready for Council approval.

Development stages of this project show progress; however, a few roadblocks are present (parking concerns).

Overall costs are around \$14 Million for the entire project; with the City of Ottumwa helping with the funding gap after utilizing private/public partnerships, TIF, and abatements.

We need to distinguish the footprint of the building itself opposed to that of the rest of the property.

Additional concerns when discussing parking are if the tennis courts across the street will be utilized for this project which are being looked at as an option.

Whatever parking schematic is recommended based upon cost/operational aspects we will make sure to address traffic controls and safety aspects before anything is finalized.

We are in the early stages of this process and the real focus and function is to find a comfort level and acknowledge that we are establishing a relationship to move forward with the project.

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

Roe moved, seconded by Dalbey to approve the grant submission to the Governor's Traffic Safety Bureau for the Police Dept. State and Community Highway Safety Grant application. Chief McAndrew stated that the Police Dept. has partnered with the Governor's Traffic Safety Bureau since 1988 to enhance our traffic safety efforts. This proposal requests \$12,000 to be used for overtime wages and \$13,500 for equipment (3 in-car video cameras). The grant will pay 100% of both requests. All ayes.

Dalbey moved, seconded by Berg to review and Accept the Certified Local Government Annual Report

for 2018 as submitted by the Ottumwa Historic Preservation Commission. All ayes.

Public Works Dir. Seals presented Work Session update for CSO, Phase 8, Div. I on routing and opinion of cost for the sewer separation project that was originally presented on Feb. 12, 2019.

This was the time, place, and date set for a public hearing for instituting proceedings to take additional action for the issuance of not to exceed \$1,400,000 General Obligation Bonds. Finance Dir. Jay reported that these bonds will be used to finance the Landfill Cell Development project. No objections were received. Dalbey moved, seconded by Stevens to close the public hearing. All ayes.

Roe moved, seconded by Berg that Res. No. 31-2019, instituting proceedings to take additional action for the issuance of not to exceed \$1,400,000 General Obligation Bonds, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract, and est. cost for the Beach Renov., Ph. 4 – Installation of New Wave Generation Equip. Proj. 2019. Parks & Rec. Dir. Rathje reported this project will involve providing the labor and equip. to completely remove and dispose of designated existing wave generation equip. and installation of new equip. provided by the City of Ottumwa. Bids will be opened March 13, 2019. No objections were received. Roe moved, seconded by Berg to close the public hearing. All ayes.

Dalbey moved, seconded by Roe that Res. No. 37-2019, approving the plans, specifications, form of contract, and est. cost for the Beach Renov., Ph. 4 – Installation of New Wave Generation Equip. Proj. 2019, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract, and est. cost for the Downtown Streetscape Proj. Public Works Dir. Seals reported this proj. consists of complete reconstruction of the 100, 200, and 300 blocks of Main St. Legacy Foundation in conjunction with Main Street Ottumwa has been coordinating with business owners/operators and Genus (landscape architects) during the development of this proj. Bids will be opened April 10, 2019. Total est. proj. costs are \$5,416,000. Of this, \$800,000 from CDBG Community Facilities Grant; \$1,946,000 from Legacy and the remainder \$2,670,000 from the City of Ottumwa. No objections were received. Dalbey moved, seconded by Stevens to close the public hearing. All ayes.

Berg moved, seconded by Roe that Res. No. 38-2019, approving the plans, specifications, form of contract, and est. cost for the Downtown Streetscape Project, be passed and adopted. All ayes.

Roe moved, seconded by Dalbey that Res. No. 28-2019, fixing an amount for abating a nuisance against properties in the City of Ottumwa, Iowa for a total of \$62,175.77, be passed and adopted. Dir. of Hlth. Insp. & Solid Waste Flanagan reported there are three demos and one nuisance included in this resolution. All ayes.

Dalbey moved, seconded by Berg that Res. No. 32-2019, Approving Bond Disclosure Policy, be passed and adopted. Fin. Dir. Jay reported the SEC has revised their bond disclosure requirements and passing this resolution assures compliance for the City of Ottumwa. All ayes.

Roe moved, seconded by Berg that Res. No. 33-2019, Directing the Advertisement for Sale of \$5,660,000 General Obligation Bonds, Series 2019A, and Approving Electronic Bidding Procedures and official Statement, be passed and adopted. Fin. Dir. Jay reported these bonds will be used to finance part of 2019 CIP. All ayes.

Dalbey moved, seconded by Roe that Res. No. 34-2019, Directing the Advertisement for Sale of \$1,880,000 General Obligation Urban Renewal Bonds, Series 2019B, and Approving Electronic Bidding Procedures and official statement, be passed and adopted. Fin. Dir. Jay reported these bonds will also be used to finance part of 2019 CIP. All ayes.

Roe moved, seconded by Berg that Res. No. 35-2019, Approving the final plat of O'Dell's First Subdivision to the City of Ottumwa, Wapello County, Iowa, be passed and adopted. All ayes.

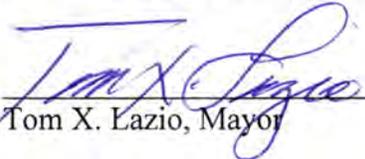
Roe moved, seconded by Dalbey that Res. No. 39-2019, Awarding the contract for the WPCF-Primary Clarifier Valve Replacement Proj. to Winger Contracting of Ottumwa, Iowa in the amount of \$87,078.00, be passed and adopted. All ayes.

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

Roe moved, seconded by Stevens that the meeting adjourn. All ayes.

Adjournment was at 6:30 P.M.

CITY OF OTTUMWA, IOWA

  
Tom X. Lazio, Mayor

ATTEST:



  
Christina Reinhard, City Clerk