

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 21
Council Chambers, City Hall

July 6, 2021
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Berg to approve the following consent agenda items: Mins. from Regular Mtg. No. 18 on June 15, 2021 and Special Mtg. No. 19 on June 22, 2021 as presented; Approve updated Salary Schedule effective July 1, 2021; Approve updated job description for City Clerk; Approve purchase of stainless steel screw auger from Vulcan Industries, Inc. totaling \$7,197 for WPCF; Approve purchase and installation of a 20" mag meter from Electric Pump of DSM, IA, totaling \$19,993 for WPCF; Res. No. 134-2021, setting July 20, 2021 as the date of a public hearing on disposition of City owned property at 202 S. Ransom; Res. No. 136-2021, auth. pymt. for renewal of City Worker's Comp. Ins. and Ch. 411 Admin. Agt. for July 1, 2021 through June 30, 2022 in the amt. of \$124,684 and pymt. to IA Municipalities Worker's Compensation Association (IMWCA); Res. No. 137-2021, setting July 20, 2021 as the date of a public hearing on the disposition of City owned property at 313 Allison Ave; Res. No. 144-2021, setting July 20, 2021 as the date of a public hearing on the disposition of City owned property at 915 E. Division; Cigarette Permit Application for Ottumwa Grocery LLC, 129 E. Second St.; Beer and/or liquor applications for: Courtside Bar & Grill, with OSA, 2511 N. Court; Smokin' Joe's Tobacco & Liquor Outlet #5, 1115 Albia Rd.; all applications pending final inspections. Motion carried 4-0 vote. Council Member Stevens was absent.

Meyers moved, seconded by Dalbey to approve the agenda as presented. Motion carried 4-0 vote. Council Member Stevens was absent.

City Admin. Rath reported on website improvements; facelift to current website that is user friendly for mobile users; translate feature; coming soon survey feature. He also stated we will host a Town Hall Style Gathering on August 5, 2021 at 5:30 P.M. location TBD.

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

Allen Varney of Willett Hofman & Associates (WHA) and West Plains Engineering's Mike Drahos provided an update to Council on the status of the City Hall Improvements Project. WHA was selected to provide this initial schematic design for the proposed City Hall improvements and remodeling. WHA used the original 1910 existing plans to develop background sheets for the proposed work. Initial code reviews and ADA compliance issues as well as life-safety items were identified with a set of plans showing a "minimum" of work to bring the bldg. to code. Items identified on each of the four floors with six mechanical systems presented as solutions. The project cost opinion along with the scope definition represents WHA's recommendations for what they believe are the City's desires for the overall project goals. Total est. cost for the project is \$5.2 Million that includes all work shown in the plans regarding mechanical and electrical systems. Just doing the bare mechanical and electrical upgrades would be \$1.3 Million. Identified mechanical systems: Geothermal, Variable Refrigerant Flow (VRF), 4-Pipe Fan Coil Units, Baseline (similar to existing system), Hybrid 1 and Hybrid 2. WHA recommends Hybrid 2 option that combines a VRF system with perimeter hot water heating, that could be done in at least 3 major phases.

Council asked if there are opportunities to install the HVAC system on its own due to available COVID relief funding and yes it can be a separate job but it would still include the electrical upgrade with it.

Replacement of all light fixtures with LED could save quite a bit of money but it may be a challenge finding historic fixtures thus leaving us with a longer ROI.

Finance Dir. Mulder reported this project was originally discussed 3-4 yrs. ago in order to update the HVAC system with funding put aside in CIP, but a schematic was never done. Now, we have the schematic and value associated with a new HVAC system so council can provide direction on our next step. Next steps also include locating funding options and grant opportunities for this project.

Roe moved, seconded by Berg that Res. No.141 -2021, approving an application and agt. for Federal Assistance, Airports Coronavirus Response Grants Program, be passed and adopted. City Admin. Rath reported this ACRGP provides an additional \$32,000 for our airport funding with this application. Motion carried 4-0 vote. Council Member Stevens was absent.

Meyers moved, seconded by Dalbey that Res. No. 142-2021, auth. the Mayor to execute an Easement Agt. for Construction and Maint. of Public Improvements for the CSO, Blake's Branch, Ph. 8, Div. 1 Project, be passed and adopted. City Eng. Burgmeier reported this easement is at 901 Locust St. Motion carried 4-0 vote. Council Member Stevens was absent.

Dalbey moved, seconded by Roe that Res. No. 143-2021, purchase removable River Wall Panels from Flood Control America for a total \$142,000, be passed and adopted. City Eng. Burgmeier reported according to the most up to date flood profiles for the DSM River, the flood wall downstream of the Hydro Dam is deficient in freeboard. The proposed removable flood wall system will be used to raise the river wall during floods and provide the required freeboard. Motion carried 4-0 vote. Council Member Stevens was absent.

Roe moved, seconded by Berg that Res. No. 145-2021, removing a special assessment applied to Parcel No. 00741-737-0010-000, a Vacant Lot on S. Ward contained in Res. No. 284-2018, 267-2017, 286-2016, 268-2015 and 291-2014, be passed and adopted. Com. Dev. Dir. Simonson reported Rippling Waters Property Development seeks to acquire this property to build a new single-family home. This vacant lot has accumulated \$4,462 in special tax assessments for delinquent mowing fees with interest and admin. costs. If Rippling Waters is able to acquire this lot, we would remove the accumulated fees. Motion carried 4-0 vote. Council Member Stevens was absent.

Meyers moved, seconded by Dalbey to pass the second consideration of Ord. No. 3184-2021, amending Chapter 31 ½ of the City Code of the City of Ottumwa, IA to allow privately owned or leased trash dumpsters or receptacles in city parking lots to add a new Section 31 ½ - 45. Motion carried 4-0 vote. Council Member Stevens was absent.

Dalbey moved, seconded by Roe to pass the second consideration of Ord. No. 3185-2021, amending Section 32-73 of the City Code of the City of Ottumwa, IA for the purpose of addressing adj. property owner liability for sidewalks. Motion carried 4-0 vote. Council Member Stevens was absent.

Dalbey moved, seconded by Berg to pass the first consideration of Ord. No. 3186-2021, amending the Municipal Code of the City of Ottumwa, IA by Repealing Section 2-270, Duties and responsibilities of the City Clerk and enacting a substitute in lieu thereof. City Admin. Rath reported this change aligns with the updated job description for the City Clerk as she reports to Council and City Admin. Motion carried 4-0 vote. Council Member Stevens was absent.

Mayor Lazio inquired if anyone from the audience wished to address an item not on the agenda. Christy Munt, 109 S. Cherry St., wanted to discuss the excessive use of fireworks leading up to the July 4th holiday. She plans on starting a petition to get the use of fireworks limited.

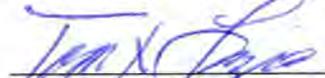
There being no further business, Dalbey moved, seconded by Roe that the meeting adjourn. Motion carried 4-0 vote. Council Member Stevens was absent.

Adjournment was at 6:44 P.M.

ATTEST:


Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA


Tom X. Lazio, Mayor