

## OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 31  
Council Chambers, City Hall

October 19, 2021  
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Dalbey moved, seconded by Roe to approve the following consent agenda items and pulling Item B-10, Res. No. 192-2021, approving Cybersecurity Handbook, to be voted on separately. Mins. from Regular Mtg. No. 30 on Oct. 5, 2021 as presented; Ack. of Sept. financial rpts. and pymt. of bills as submitted by Finance Dept.; Recommend reappointment of Mark Hanson and Leisa Walker to Ottumwa Housing Auth., terms to expire 11/22/2023; Approve appointments of Austin Kennedy, Colton Mitchell, and Cooper Shelton to Airport Line Tech. at the Ottumwa Airport on or about Oct. 31, 2021; Community Planning Month Proclamation; Red-Ribbon Week Proclamation for the Ottumwa Elks Lodge #347; Accept donation from Main Street Ottumwa for 2019 Polaris to be utilized by City Parks Dept.; Res. No. 194-2021, approve update to City of Ottumwa Personnel Policies; Beer and/or liquor applications for: Mizu Hibachi & Sushi, Inc., 1111 Quincy Ave., Ste. 111; Club 888, 123 W. Third; Mexico Lindo, 530 W. Second; all applications pending final inspections. Motion carried 4-0 vote. Council member Berg was absent.

Dalbey moved, seconded by Meyers that Res. No. 192-2021, approve Cybersecurity Handbook for the City of Ottumwa, be passed and adopted. HR Dir. Codjoe stated this policy will be uploaded into UKG where all employees can view and sign off that they read and understand the policy; inclusive to all staff. Motion carried 4-0 vote. Council member Berg was absent.

Roe moved, seconded by Johnson to approve the agenda as presented. Motion carried 4-0 vote. Council member Berg was absent.

Andy Wartenberg presented quarterly update from *Meet Ottumwa* (rebranded Greater Ottumwa Convention & Visitors Bureau CVB).

Police Chief Farrington presented on Computer Aided Dispatch (CAD); along with Tim Richmond, EMA Coordinator, Sheriff Phillips, and TJ Millikin, Supv., Dispatch & Records at OPD.

City Admin. Rath reminded all that the City Election will be Nov. 2, 2021; three council and one mayoral seat will be filled.

He also discussed some items that surfaced during the Candidate Forum put on by the Iowa League of Women Voters. No official vote has taken place on the Bonita Urban Renewal Project; this item will be before council on Nov. 2; we cannot have a development agt. without TIF and we can't have TIF without the Urban Renewal Plan and Urban Renewal Area, so all items are connected. Please route questions to City Admin. or Community Development Dir. so they can be answered during presentation/public hearing on Nov. 2. Want to make sure everyone is well informed before voting.

Mayor Lazio took a point of privilege and called upon CDD Simonson to report on an award rec'd. *Our Ottumwa 2040 Comp. Plan* received the Daniel Burnham Award for a Comprehensive Plan during the American Planning Assoc. IA Chapter Conference this month. This award is a recognition that the Legacy Foundation, steering committee, Confluence and City Staff made a superior effort to create a plan

that reflected the community's priorities and goals for housing, quality of life, growth and celebrating diversity.

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 Meyers to approve and auth. City Admin. to engage Commercial Appraisers of IA, Inc. to complete an official appraisal of transit property to comply with State and Federal regulations. Rath stated June 30, 2020 was the last day Ottumwa Transit operated from the Emma St. location. Per the agt. with 10-15, their operations cont. over the following year. Earlier this year, the City rec'd interest in the property from Wapello County Emergency Mgmt. In order for the City to consider selling the property or a long-term lease, it needs to be free and clear of the prior federal and state funding obligations. Per the federal regulations, this will require a specific appraisal to be conducted and the City will be required to "purchase back" the property. Motion carried 4-0 vote. Council member Berg was absent.

Meyers moved, seconded by Dalbey that Res. No. 183-2021, auth. Mayor to execute an Easement Agt. for Construction and Maintenance of Public Improv. for CSO, Blake's Branch Ph. 8, Div. 1 Project, be passed and adopted. PW Dir. Seals reported this is the final easement necessary for this project. 220 N. Birch, Arletta Darner is where this easement will be located. Motion carried 4-0 vote. Council member Berg was absent.

Roe moved, seconded by Dalbey that Res. No. 193-2021, auth. an Agt. for Professional Services between the City and Design Workshop for a Master Plan for Greater Ottumwa Park, be passed and adopted. Simonson reported we rec'd responses from five highly qualified firms to create the Master Plan for our Greater Ottumwa Park. A selection team including city staff and reps from Legacy Foundation and Area 15 RPC reviewed submissions and selected Design Workshop out of Raleigh, NC. Scope of services and proposed work plan were superior to all other proposals; with their two site-wide alternatives. The planning process is divided into two tasks: Task 1 is est. a foundation of understanding and is scheduled to last 3 months. Task 2 is developing the Master Plan and is scheduled to last 6 months. Proposed fee \$183,875 - \$215,875, plus reimbursable expenses for travel. Legacy is considering a contribution request of \$75,000 toward the project. City Finance has proposed applying existing CIP funding for the balance as well as cont. to identify community partners willing to assist in the cost of the plan. Motion carried 4-0 vote. Council member Berg was absent.

Dalbey moved, seconded by Roe that Res. No. 195-2021, approving Change Order No. 1 and accepting the work as final and complete and approving Final Pay Request for River Wall Extension Project, be passed and adopted. Seals reported CO#1 increases contract by \$3,402.09; new total contract sum \$60,147.63. Motion carried 4-0 vote. Council member Berg was absent.

Meyers moved, seconded by Johnson that Res. No. 196-2021, approving Change Order No. 2 for the Milner St. Reconstruction Project, be passed and adopted. Seals reported CO#2 increases contract by \$8,495.05; new total contract sum \$2,513,548.82. Motion carried 4-0 vote. Council member Berg was absent.

Johnson moved, seconded by Meyers that Res. No. 197-2021, fixing date for a public hearing on the proposal to enter into a Development Agt. with HCI52501 Investment, LLC, and providing for publication of notice thereof, be passed and adopted. Simonson reported this sets a PH for the proposed development of 108 units of housing on Bonita Ave. The PH will be Nov. 2, 2021 at 5:30 P.M. in council chambers. The Development Agt. includes a Tax Increment Financing (TIF) rebate that is contingent on

approving the Urban Renewal Plan (URP). Council member Roe stated this may be the first or second most amount of comments he has rec'd on any agenda item he has taken part in, so people are listening and voicing their opinions. Vote taken: Ayes: Meyers, Johnson, Dalbey. Nays: Roe. Absent: Berg. Motion carried 3-1.

Roe moved, seconded by Dalbey that Res. No. 198-2021, auth, Mayor to execute an Easement Agt. for Construction and Maintenance of Public Improvements for the Richmond Ave. Pump Station Improv. Project, be passed and adopted. Seals reported this is for the property at 613 Richmond Ave., Impact Properties, LLC. Motion carried 4-0 vote. Council member Berg was absent.

Johnson moved, seconded by Meyers that Res. No. 199-2021, approving 28E Agt. between Ottumwa School District, the Friends of Ottumwa's Parks, and the City related to est. tree nurseries, be passed and adopted. Rath reported the two locations will be Liberty Elementary and James Elementary. Motion carried 4-0 vote. Council member Berg was absent.

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

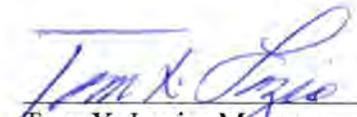
There being no further business, Johnson moved, seconded by Roe that the meeting adjourn. Motion carried 4-0 vote. Council member Berg was absent.

Adjournment was at 6:50 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:

  
Christina Reinhard, CMC, City Clerk

  
Tom X. Lazio, Mayor