

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 18
Council Chambers, City Hall

June 7, 2022
5:30 O'Clock P.M.

The meeting was called to order at 6:01 P.M.

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

Hull moved, seconded by Roe to approve consent agent items: Mins. from Regular Mtg. No. 16 on May 17, 2022 and Special Mtg. No. 17 on May 24, 2022 as presented; Ack. April financial stmt. and pymt. of bills as submitted by Finance Dept.; Approve promotion of First Class Firefighter Raymond Covert to Master Firefighter effective July 1, 2022; Approve promotion of Master Firefighter Nathan West to Fire Captain effective July 1, 2022; Approve promotion of Fire Captain Pat Short to Asst. Fire Chief effective July 1, 2022; Approve appointment of Kurtis Stevens to Gatekeeper at Ottumwa/Wapello County Landfill on or about June 12, 2022; Approve appointment of Tyler Burns to Maint. Supv. at WPCF on or about June 12, 2022; Approve appointment of Ahillan Kumar to Seasonal Code Enforcement Inspector in Bldg. and Code Enforcement Dept. on or about June 12, 2022; Civil Service Comm. Elig. Lists for May 25, 2022: WPCF Maint. Tech Entrance and PW Equip. Operator Entrance; Alzheimer & Brain Awareness Month Proc.; Ottumwa Pride Month June 2022 Proc.; Juneteenth Proc. – June 19, 2022; Approve renewal and upgrade proposal with Neapolitan Labs to cont. hosting City Website; Approve purchase of two in-car camera systems from COBAN Tech., Inc. SF Mobile-Vision, Inc. for \$14,520; Res. No. 142-2022, Approving updates to City Personnel Policy; Res. No. 148-2022, setting June 21, 2022 as date of a public hearing on plans, specs., form of contract and est. of cost for N. Market St. Façade Improvements Project; Res. No. 152-2022, temp. assigning City Admin. as Interim Finance Dir. and Updating Auth. Signatories for City of Ottumwa; Res. No. 155-2022, accepting Proposed Engagement Letter from Bradley T. Barnes, CPA, P.C. for provision of accounting and consultation services for City of Ottumwa; Cigarette Permit Applications for: Elliot Oil Company – Albia Rd. BP (1340 Albia Rd.), N. Court BP (1301 N. Court St.), Penn & Jeff BP (1147 N. Jefferson), Richmond & Ferry BP (720 Richmond Ave.), W. Second BP (1049 W. Second), Casey's Gen. Stores - #7 (1001 E. Main), #1678 (346 Richmond Ave.), #2208 (1603 W. Second), #1886 (504 W. Mary St.), Fareway Stores #648 (1325 Albia Rd.), Smokin Hot, LLC (2604 N. Court, Suite A), Walgreens #1301 (327 W. 4th St.), Dollar Gen. #7179 (721 N. Quincy Ave.), Dollar Gen. #2898 (921 E. Main St.), Hy-Vee #2 C-Store (2547 N. Court), Hy-Vee #2 (2453 N. Court), Hy-Vee Drugstore (1140 N. Jefferson St.), Hy-Vee #1 (1025 N. Quincy), Hy-Vee #1 Gas (1027 N. Quincy), Walmart #1285 (1940 Venture Dr.), Smokin' Joe's Tobacco & Liquor Outlet #5 (1115 Albia Rd.), Fine Liquor & Tobacco (821 B Albia Rd.), Iowa Liquor & Tobacco (1021 E. Main St., Murphy USA #6945 (1939 Venture Drive), Ross Tobacco Shop, LLC (129 E. Second); Beer and/or liquor applications for: Applebee's, 1303 Vaughn Dr.; Jade Palace, 1404 Sherwood; Parkview Plaza/Hotel Ottumwa, 107 E. Second St. temp. OSA for the following dates: 6/26, 7/1, 7/8, 7/15, 7/22, 7/29/2022; The Owls Nest, 116 S. Court St. temp. OSA for 6/25-26/2022; Hy-Vee Ottumwa Area Greater Ottumwa Partners in Progress, temp. OSA at Jimmy Jones Shelter 6/30-7/2/2022; all applications pending final inspections. All ayes.

Pope moved, seconded by McAntire to approve the agenda as presented. All ayes.

City Admin. Rath presented Notice of Project Maintenance Closeout – Winger, stating job specifications were met and exceeded. He also presented on Nuisances and responsibility for abatement, as defined within our City Code, Ch. 24 ½. There's also a program called neighbors helping neighbors promoted by Ottumwa Leadership Academy through the United Way website to request help and also volunteer. Mayor Johnson inquired if there was anyone from the audience who wished to address on item on the agenda. There were none.

Hull moved, seconded by McAntire to approve the replacement of one threaded 36" rod on the slide gate at the Gateway Lift Station for \$5,390. All ayes.

This was the time, place and date set for a public hearing on Proposed Conveyance of Certain Real Property locally known as Legion Field to the Ottumwa Community School Dist. Rath discussed details on this property. Galloway questioned if it was the right thing to do by conveying a piece of our park during discussions/plans of Ottumwa Park Plan renovation. Why would we only sell this parcel for \$1? Also questioning on where the Agt. is at, did we already approve an Agt? Rath explained that the Agt. was presented when setting the PH date; there are deed restrictions for this conveyance where the City could have right of first refusal if OCSD decided to sell property and it would be sold back to us for \$1. Hull moved, seconded by McAntire to close the public hearing. All ayes.

Galloway moved, seconded by McAntire to table Res. No. 124-2022, proposal to convey certain real property locally known as Legion Field to OCSD. All ayes.

This was the time, place and date set for a public hearing on Proposed Conveyance of Certain Real Property, being a portion of the property locally known as Pickwick Park to the OCSD. Rath stated the school dist. plans to make improvements to Douma School and they need this property for said purpose. This parcel will be conveyed to OCSD for \$1. No objections were rec'd. Hull moved, seconded by McAntire to close the public hearing. All ayes.

Hull moved, seconded by Pope that Res. No. 141-2022, proposal to convey certain real property, being a portion of the property locally known as Pickwick Park to the OCSD, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on Proposed Conveyance of certain real property, Lot 1 of Ottumwa Airport Subdivision 5, to Joe Wiley. Community Development Dir. Simonson reported that Mr. Wiley owns Bridge City Truck Repair and plans on expanding his business footprint. No objections were rec'd. McAntire moved, seconded by Hull to close the public hearing. All ayes.

Hull moved, seconded by Roe that Res. No. 147-2022, approving and auth. the conveyance of certain real property, Lot 1 of Ottumwa Airport Subdivision 5, to Joe Wiley, for the sum of \$16,500, be passed and adopted. All ayes.

Roe moved, seconded by McAntire that Res. No. 119-2022, approving the DSM River Flood Protection Operation Plan, 2022, be passed and adopted. All ayes.

Hull moved, seconded by Pope that Res. No. 140-2022, award 2022 Campground Shower House and Office Bldg. project to RG Construction of Ottumwa, IA, in the amt. of \$573,872, be passed and adopted. Parks & Rec. Dir. Rathje reported three bids rec'd; budgeted \$800,000 for this project. All ayes.

Roe moved, seconded by Pope that Res. No. 143-2022, awarding contract for Catch Basin Replacement Program 2022 to DC Concrete & Construction of Douds, IA, in the amt. of \$55,187.50, be passed and adopted. PW Dir. Seals reported only one bid was rec'd for this project. All ayes.

Hull moved, seconded by Roe that Res. No. 144-2022, awarding contract for Sanitary Utility Access Program 2022 to DC Concrete & Construction of Douds, IA, in the amt. of \$56,600, be passed and adopted. Seals reported only one bid was rec'd for this project. All ayes.

Roe moved, seconded by McAntire that Res. No. 145-2022, approve purchase of Elgin Pelican Street Sweeper in the amt. of \$199,611 from MacQueen Equipment, be passed and adopted. Seals reported we currently operate two sweepers on a 5-yr replacement schedule. All ayes.

Pope moved, seconded by Hull that Res. No. 146-2022, approve purchase of Traffic Signal Microwave Detection System from MoboTrex for \$25,888 to be installed at the intersection of Hwy 149 and Rochester Ave., be passed and adopted. All ayes.

Roe moved, seconded by McAntire that Res. No. 149-2022, awarding contract for asbestos abatement and demolition of condemned property at 512 N. Green, to Weston McKee of Fairfield, IA, for total bid \$23,500, be passed and adopted. Simonson reported two abatement bids and three demo bids were received. All ayes.

Galloway moved, seconded by Hull that Res. No. 150-2022, awarding contract for asbestos abatement and demolition of condemned property at 126 N. Davis, to Dustin Smith and Dan Laursen, both of Ottumwa, IA, for total bid \$13,010, be passed and adopted. Simonson reported two abatement bids and three demo bids were received. All ayes.

Galloway moved, seconded by Roe that Res. No. 151-2022, awarding contract for asbestos abatement and demolition of condemned property at 250 S. Ward, to Dustin Smith and Dan Laursen, both of Ottumwa, IA, for total bid \$13,500, be passed and adopted. Simonson reported two abatement bids and three demo bids were received. All ayes.

Roe moved, seconded by McAntire that Res. No. 153-2022, appointing UMB Bank, N.A. of West Des Moines, IA, to serve as Paying Agent, Note Registrar, and Transfer Agent, Approving Paying Agent and Note Registrar and Transfer Agent Agt. and Auth. Execution of Agt., be passed and adopted. Rath reported this is for \$5,000,000 GO Capital Loan Notes, Series 2022A. All ayes.

Roe moved, seconded by McAntire that Res. No. 154-2022, approving and auth. a form of Loan Agt. and auth. and providing for the issuance of \$5,000,000 General Obligation Capital Loan Notes, Series 2022A, and levying a tax to pay the Notes; Approval of the Tax Exemption Cert., be passed and adopted. All ayes.

Hull moved, seconded by McAntire that Res. No. 156-2022, appointing UMB Bank, N.A. of West Des Moines, IA, to serve as Paying Agent, Note Registrar, and Transfer Agent, Approving Paying Agent and Note Registrar and Transfer Agent Agt. and Auth. Execution of Agt., be passed and adopted. Rath reported this is for \$3,000,000 Taxable GO Capital Loan Notes, Series 2022B. All ayes.

Hull moved, seconded by Roe that Res. No. 157-2022, approving and auth. a form of Loan Agt. and auth. and providing for the issuance of \$3,000,000 Taxable GO Capital Loan Notes, Series 2022B, and levying a tax to pay the Notes, be passed and adopted. All ayes.

Hull moved, seconded by Roe to pass the second consideration of Ord. No. 3197-2022, amending the zoning ordinance of the City of Ottumwa, IA, by conditionally rezoning property generally located at 1321 Asbury Dr. in the City of Ottumwa and directing the Zoning Admin. to note the Ord. No. and Date of this change on the official zoning map. All ayes.

Roe moved, seconded by Hull to pass the first consideration of Ord. No. 3199-2022, establishing a Human Rights Commission within the City of Ottumwa. Rath reported during the recent planning process to update the Comprehensive Plan – Our Ottumwa 2040 identifies celebrating diversity as one of

four overarching goals for the next twenty years. Based upon suggestions from the community to reinstate the local Human Rights Commission, it was decided that Ottumwa should be a leader in these efforts and design an advisory commission to help identify and address barriers within organizational systems, help meet the diverse needs of those individuals being served in the community and offer educational/advocacy opportunities to promote equity and inclusion. All ayes.

Hull moved, seconded by Roe to waive the second and third considerations, pass and adopt Ord. No. 3199-2022, establishing a Human Rights Commission within the City of Ottumwa. All ayes.

Rath requested to speak before moving on to the public forum, to clarify the tabled item no. G-1, Res. No. 124-2022, auth. conveyance of Legion Field to OCSD. Both the Legion Field and Pickwick Park conveyances include real estate purchase agts. Those Agt. were provided during our last mtg. when setting the PH. Adopting the conveyances tonight will also approve these agreements. The real estate purchase agt. defines a right of first refusal providing if the district should desire to sell the property at any time in the future, the district must first provide the City with opportunity to purchase property for \$1.00.

Galloway moved, seconded by McAntire to remove Item No. G-1, Res. No. 124-2022, from the table. All ayes.

Galloway moved, seconded by Pope that Res. No. 124-2022, proposal to convey certain real property locally known as Legion Field to OCSD, be passed and adopted. All ayes.

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


There being no further discussion, Galloway moved, seconded by Pope that the meeting adjourn. All ayes.

Adjournment was at 7:29 P.M.

ATTEST:


Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

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