

REGULAR MEETING NO. 10  
Council Chambers, City Hall

April 18, 2023  
5:30 O'Clock P.M.

The mtg. was called to order at 5:30 P.M.

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

Galloway moved, seconded by McAntire to approve consent agenda items: Mins. from Regular Mtg. No. 9 on April 4, 2023 as presented; Civil Service Comm. Elig. Lists for April 5, 2023: WPCF Maint. Tech. Entrance & Communication Specialist Entrance; Res. No. 63-2023, approving City's Wellness Program – Healthy Choice\$ Services Agt. to be provided by ORHC, term to end May 23, 2024; Beer and/or liquor applications for: Casey's Gen. Store #1678, 346 Richmond; Casey's Gen. Store #1886, 504 W. Mary; Casey's Gen. Store #7, 1001 E. Main; Casey's Gen. Store #2208, 1603 W. Second; Walgreens #1301, 327 W. Fourth; all applications pending final inspections. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway to approve agenda as presented. Motion carried 4-1. Absent: Pope.

Council Member Pope arrived at 5:31 P.M.

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

This was the time, place and date set for a public hearing on proposed adoption of 2023/2024 Annual Budget for City of Ottumwa, IA. City Admin. Rath stated the purpose of a budget is to provide resources to meet legal, mandated and statutory obligations while also matching resources to community needs and goals. Want to add the following positions: facilities maint. mgr., another housing & code inspector, HR generalist, parks utility worker, planner, and public information officer. Able to lower the levy by just under two cents. Roe inquired about the reduction in fund balance (14.5%) and if this was cause for any concern; Rath believes we will see a bounceback on these items. Also looking to purchase new finance software est. around \$200,000. No objections rec'd. Galloway moved, seconded by Pope to close public hearing. All ayes.

Roe moved, seconded by Pope that Res. No. 49-2023, adopting FY 2023/2024 Annual Budget for City of Ottumwa, IA, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property at 601 N. Wapello to Maria Reyes. Comm. Development Dir. Simonson reported four bids rec'd on this property. No objections rec'd. McAntire moved, seconded by Roe to close public hearing. All ayes.

Pope moved, seconded by Roe that Res. No. 51-2023, accepting offer and approving sale of 601 N. Wapello, Ottumwa, IA to Maria Reyes for \$10,500 be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property at 701 W. Fourth to Maria Reyes. Simonson reported two bids rec'd. No objections rec'd. Roe moved, seconded by McAntire to close public hearing. All ayes.

Hull moved, seconded by Roe that Res. No. 53-2023, accepting offer and approving sale of 701 W. Fourth, Ottumwa, IA to Maria Reyes for \$5,500, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on proposal to enter into DA with Asbury Mgr. LLC. Simonson stated this resolution approves a DA with Asbury Mgr. LLC for the construction of 30 townhome units at two locations (20 units at 1321 Asbury and 10 units at 1412 Sherwood). 100% of the units in the development would be available to low-to-moderate income families and tenants. Both sites are in Westgate Urban Renewal Area. Total construction cost of min. improvements will be \$10,000,000. The project received a 9% Low-Income Housing Tax Credit from IA Finance Auth. As local match for LIHTC program, this agt. provides three economic development grants to the project. \$62,000 will be paid to the developer on three separate dates - July 1, 2023; January 1, 2024; July 1, 2024 pending construction completion. This incentive will be funded using franchise fees. This development is consistent with 2040 Our Ottumwa Comp. Plan and 2022 Ottumwa Housing Plan. Simonson introduced Ed Malloy to discuss this project. Mr. Malloy reported this project was one of eleven that will be funded from IA Finance Auth. Roe questioned, at what point are we going to say that we have enough LMI housing in the community? Do we need to start diverting more funding towards market rate projects? Based upon our housing study conducted in 2022, we do have a wide mix of housing needs and I want to make sure we are not lop sided on pushing more funding towards LMI. No objections rec'd. Hull moved, seconded by McAntire to close public hearing. All ayes.

Hull moved, seconded by Pope that Res. No. 64-2023, approving and auth. execution of DA by and between the City of Ottumwa and Asbury Mgr. LLC, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property at 226 S. Ward to Mahaska Communications Group (MCG). Simonson reported, MCG plans to build an enclosure on this lot to house equip. needed for fiber installation within the City. No objections rec'd. McAntire moved, seconded by Hull to close public hearing. All ayes.

Hull moved, seconded by McAntire that Res. No. 65-2023, accepting the offer and approving disposal of City owned property at 226 S. Ward to MCG for \$500. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property at 328 S. Ward. Simonson reported Rippling Waters submitted application to purchase this lot to erect a single family dwelling. No objections rec'd. Roe moved, seconded by Galloway to close public hearing. All ayes.

Roe moved, seconded by Pope that Res. No. 66-2023, accepting the offer and approving disposal of City owned property at 328 S. Ward to Rippling Waters for \$125 to erect a single family dwelling. All ayes.

Galloway moved, seconded by Pope to approve increase of Sewer Dump Fee at Ottumwa Park Campground from \$3 to \$5. All ayes.

McAntire moved, seconded by Galloway to approve replacement of Hydromatic 60RDP pump for WPCF in the amt. of \$11,205. All ayes.

Roe moved, seconded by McAntire to approve Rochester Station Fairbanks pump replacement for WPCF in the amt. of \$14,498. All ayes.

Hull moved, seconded by McAntire that Res. No. 70-2023, awarding contract for Ottumwa Campground Parking Lot & RV Dump Station to RG Construction, Inc. of Ottumwa, IA, for \$117,500, be passed and adopted. Parks & Rec. Dir. Rathje reported only one bid rec'd. Budgeted \$300,000 from ARPA funds along with \$50,000 grant from Wapello County Foundation. The sewer dump station was a requirement

of the project in order to be qualify for funding from the Foundation. Engineer's cost est. was \$52,000. All ayes.

Roe moved, seconded by Pope that Res. No. 71-2023, approving Agt. between City and Calhoun-Burns and Associates, Inc. for Professional Engineering Services to conduct 2023 & 2024 Biennial Bridge Inspections. All ayes.

Mayor Johnson inquired if anyone from the audience wished to address an item not on the agenda. Yas Torres, 545 Ray St., briefly discussed the housing project (Item F-4) and how he feels this city has so much potential.

Reminder: Make Ottumwa Shine will be going on April 20-23, 2023 and request anyone wishing to volunteer should contact the Recycling Center.

There being no further business, Roe moved, seconded by Galloway that the mtg. adjourn. All ayes.

Adjournment was at 6:56 P.M.

ATTEST:



*Christina Reinhard*  
Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA

*Richard W. Johnson*  
Richard W. Johnson, Mayor

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