



TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

REGULAR MEETING NO. 28
Bridge View Center, 102 Church St.

September 3, 2024
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

- A. ROLL CALL: Council Member Caviness, Bossou, Galloway, Hoffman, McAntire and Mayor Johnson.
- B. CONSENT AGENDA:
 - 1. Minutes from Regular Meeting No. 27 on August 20, 2024 as presented.
 - 2. Acknowledge and approve September 3, 2024 Claims List as submitted by the Finance Department.
 - 3. Recommend Re-appointment of Ashley Noreuil to the Planning & Zoning Commission, term to expire 4/1/2028.
 - 4. Approving the purchase of a Case Mini Excavator from Greiner Implement for the Sewer Department, in the amount of \$101,274.08.
 - 5. Approving the purchase of a Vacall (Sewer Cleaning/Vac Truck) from Municipal Pipe Tool Company of Hudson, IA, for the Sewer Department, in the amount of \$586,453.04.
 - 6. Beer and/or liquor applications for: Shiki Hibachi Suishi, 1111 N. Quincy Ave., Suite 111; Ottumwa Oktoberfest Committee, temporary outdoor service area, Jimmy Jones Shelter, 10/1-10/5/2024; all applications pending final inspections.
- C. APPROVAL OF AGENDA
- D. ADMINISTRATORS REPORT TO COUNCIL AND CITIZENS:
 - 1. Greater Ottumwa Partners in Progress (GOPIP) Update – Marc Roe, Executive Director.
 - 2. Local Option Sales & Services Tax (LOSST).

All items on this agenda are subject to discussion and/or action.

- E. IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:
(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)
- F. PUBLIC HEARING:
 - 1. This is the time, place and date set for a Public Hearing on the authorization of a Loan Disbursement Agreement and issuance of Notes not to exceed \$16,000,000 to evidence the obligation of the City thereunder.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 182-2024, instituting proceedings to take additional action for the issuance of Not to Exceed \$16,000,000 General Obligation Capital Loan Notes (State of Iowa Revolving Fund Loan).

RECOMMENDATION: Pass and Adopt Resolution No. 182-2024.

- D. Resolution No. 187-2024, declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

RECOMMENDATION: Pass and Adopt Resolution No. 187-2024.

G. ORDINANCES:

1. Ordinance No. 3232-2024, amending Chapter 23, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Ottumwa, Iowa by adding a new Article XVI, Golf Carts, therein for the purposes of regulating the operation of golf carts within the corporate limits of the City of Ottumwa, Iowa.

RECOMMENDATION: Pass the third Consideration and Adopt Ordinance No. 3232-2024.

2. Ordinance No. 3233-2024, amending the Code of Ordinances by changing the zoning classification of property known as 1014 North Elm Street; (Lots 30, 31, 32 and 33 in East Ottumwa, an Addition to the City of Ottumwa, Wapello County, Iowa); from R-2 Two-Family Residential District to R-4 Multifamily Residential (Medium-Density) District.

RECOMMENDATION: Pass the third Consideration and Adopt Ordinance No. 3233-2024.

H. DEPARTMENTAL, BOARD, OR COMMISSION RECOMMENDATIONS/REPORTS:

I. RESOLUTIONS:

1. Resolution No. 188-2024, fixing September 10, 2024 at 5:30 P.M. as the date for a Public Hearing on the Proposition to Authorize a Loan Agreement and the issuance of Not to Exceed \$800,000 General Obligation Capital Loan Notes to evidence the obligations of the City thereunder and providing for publication of notice thereof.

RECOMMENDATION: Pass and adopt Resolution No. 188-2024.

2. Resolution No. 190-2024, approving the plans, specifications, form of contract and estimated cost for the Wapello Street Extension Trail Project.

RECOMMENDATION: Pass and adopt Resolution No. 190-2024.

3. Resolution No. 191-2024, authorizing the Mayor to execute a Recreational Trail Easement to develop, construct and maintain the Wapello Street Extension Trail.

RECOMMENDATION: Pass and adopt Resolution No. 191-2024.

4. Resolution No. 192-2024, approving the plans, specifications, form of contract and estimated cost for the Church Street Crosswalks Project.

RECOMMENDATION: Pass and adopt Resolution No. 192-2024.

5. Resolution No. 193-2024, approving the plans, specifications, form of contract and estimated cost for the Street Patch Repair Program - 2024.

RECOMMENDATION: Pass and adopt Resolution No. 193-2024.

6. Resolution No. 194-2024, approving the plans, specifications, form of contract and estimated cost for the Street Crack Repair Program 2024.

RECOMMENDATION: Pass and adopt Resolution No. 194-2024.

J. PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

K. MAYOR/CITY COUNCIL REPORT AND/OR COMMUNICATIONS

ADJOURN

***** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. *****

***Items on the TABLE:**

1. Resolution No. 147-2024, approving an agreement with McMahon Associates, Inc. for Professional Consulting Services.

RECOMMENDATION: Pass and adopt Resolution No. 147-2024.



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 8/30/2024 TIME: 9:10 AM NO. OF PAGES 4
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Regular City Council Meeting #28 to be held on
9/03/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

FAX MULTI TX REPORT

JOB NO. 0048
DEPT. ID 4717
PGS. 4

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Tom FM



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JOB NO. 0048
DEPT. ID 4717
ST. TIME 08/30 09:08
SHEETS 4
FILE NAME

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OTTUMWA CITY COUNCIL MINUTES

Item No. B.-1.

REGULAR MEETING NO. 27
Bridge View Center, 102 Church St.

August 20, 2024
5:30 O'Clock P.M.

The meeting was called to order at 5:46 P.M.

Present were Council Member McAntire, Caviness, Bossou, Galloway, Hoffman and Mayor Johnson.

Caviness moved, seconded by Bossou to approve consent agenda items: Mins. from Regular Mtg. No. 26 on Aug. 6, 2024 as presented; Ack. & approve Aug. 20, 2024 Claims List submitted by Finance; Approve purchase of Supervisory Control & Data Acquisition (SCADA) hardware/software upgrades for WPCF (\$75,114); Approve purchase and construction of Crane Truck for WPCF (\$167,608.45); Cigarette Permit App for: Greenleaf Tobacco 3 locations (615 E. Pennsylvania), (512 E. Main), (807 Richmond Ave.); Beer and/or liquor applications for: Aldi, 940 Quincy Ave.; Bridge View Center/VenuWorks, 102 Church, with osa; all applications pending final inspections. All ayes.

Hoffman moved, seconded by Galloway to approve agenda as presented. All ayes.

City Admin. Rath provided update on Our Ottumwa 2040 Comprehensive Plan.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. Dennis Willhoit requested to speak on Item F-1; Sam Carrell, Lorraine Uehling, Tammy Wells Buttz, Beth Hendred, Chris Craver, Mary Johnson, and Becky Ingle all wished to speak on Item G-2. Each person was called up to speak during their requested item.

Reconvened public hearing on proposed Ord. No. 3231-2024, Amending Fire Protection & Prevention Code of the City of Ottumwa by Adopting an Amendment Providing for Standardization of Performance Compliance Alternatives to Automatic Fire Sprinkler Systems in Certain Group R Occupancies. Com. Dev. Dir. Simonson reported, we have had numerous conversations about this process and believe we have found some middle ground with this Amendment; we will continue working through the process and chase opportunities for grants to help alleviate some of the financial burden. We will revisit this item in the future. No objections rec'd. Caviness moved, seconded by Galloway to close public hearing. All ayes.

Caviness moved, seconded by Galloway to pass first consideration of Ord. No. 3231-2024, Amending Fire Protection & Prevention Code of the City of Ottumwa by Adopting an Amendment Providing for Standardization of Performance Compliance Alternatives to Automatic Fire Sprinkler Systems in Certain Group R Occupancies. Motion carried 4-1. Ayes: McAntire, Caviness, Bossou, Galloway. Nays: Hoffman.

Galloway moved, seconded by Bossou to waive second and third considerations; pass and adopt Ord. No. 3231-2024. Motion carried 4-1. Ayes: McAntire, Caviness, Bossou, Galloway. Nays: Hoffman.

Caviness moved, seconded by McAntire to pass second consideration of Ord. No. 3232-2024, amending Ch. 23, Motor Vehicles & Traffic, by adding new Article XVI, Golf Carts, for the purposes of regulating operation of golf carts within corporate limits of Ottumwa. Motion carried 3-2. Ayes: McAntire, Caviness, Hoffman. Nays: Bossou, Galloway.

Caviness moved, seconded by Bossou to pass second consideration of Ord. No. 3233-2024, amending Code of Ord. by changing zoning classification of 1014 N. Elm St.; (Lots 30, 31, 32 and 33 in East

Ottumwa, an Addition to City of Ottumwa, Wapello County, IA); from R-2 Two-Family Residential District to R-4 Multifamily Residential (Medium-Density) District. All ayes.

Caviness moved, seconded by Galloway that Res. No. 179-2024, approving transfer of Funds as of June 30, 2024 presented by Finance, be passed and adopted. All ayes.

Caviness moved, seconded by Galloway that Res. No. 180-2024, accepting grant offer for Airport Improvement Program (AIP) Project No. 3-19-0073-026-2024 at the Ottumwa Reg. Airport, be passed and adopted. Total amt. \$158,310 for design work on Apron Rehabilitation Project. All ayes.

Caviness moved, seconded by Galloway that Res. No. 181-2024, set Sept. 3, 2024 at 5:30 P.M. as date for public hearing on auth. of Loan Agt. and issuance of Notes not to exceed \$16,000,000 GO Capital Loan Notes (SRF Loan) of the City of Ottumwa, State of IA and providing publication of notice thereof, be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 183-2024, awarding contract for asbestos abatement and demolition of Six Trailers at 1405 Albia Rd., (Lots 1, 2, 3, 4, 10 and 29), subject to Courts order, to Dan Laursen of Ottumwa, IA for \$6,800 Abatement and \$32,900 demolition; total bid \$39,700, be passed and adopted. All ayes.

Caviness moved, seconded by Galloway that Res. No. 184-2024, accepting Engagement Agt. from Ahlers & Cooney, P.C. for preparation of necessary contract proceedings for Blake's Branch Sewer Separation, Ph. 8, Div. 3 project where SRF funding is utilized and a bidding compliance opinion is required, be passed and adopted. Rath reported total cost \$3,500 as this work falls outside the general legal services provided by A&C. All ayes.

Caviness moved, seconded by Bossou that Res. No. 185-2024, ordering construction of Blake's Branch Sewer Separation, Ph. 8, Div. 3, and fixing date for hearing thereon and taking of bids therefor, be passed and adopted. PW Dir./City Eng. Burgmeier explained this is one of the required steps in the process to secure SRF funding for this project. Bids are due Sept. 25, 2024 by 2:00 P.M., PH set for Oct. 15, 2024. All ayes.

Caviness moved, seconded by Galloway that Res. No. 186-2024, accepting work as final and complete and approving Final Pay Request for Sanitary Sewer Spot Repairs Project, be passed and adopted. Burgmeier reported, CO#1 increased contract sum \$2,850; total contract amt. \$42,046; final amt. due \$5,898.50. All ayes.

Res. No. 147-2024 remains on the TABLE.

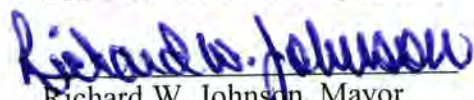
There being no further business, Caviness moved, seconded by McAntire that the mtg. adjourn. All ayes.

Adjournment was at 7:19 P.M.

ATTEST:


Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

Published in Ottumwa Courier on 8/29/2024.

REPORT DATE 08/29/2024
SYSTEM DATE 08/29/2024
FILES ID 0

CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 1
TIME 11:39:19
USER MITCHELLK

BATCH NUMBER CHKX

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01820	8202140	AFLAC DEDUCTION PAYABLE	VR 24090404-030	08/26/2024	-	WX946	2541.45
CHECK TOTAL FOR CHECK NUMBER 221718 DATED 09/04/2024 WRITTEN TO 00690 AFLAC for the amount of							2541.45
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090401-029	08/09/2024	-	#29	63.21
CHECK TOTAL FOR CHECK NUMBER 221719 DATED 09/04/2024 WRITTEN TO 01304 ALL ROADS TRUCK & TRAILERfor the amount of							63.21
01670	67088406331	VHCL MTCE SUPPLIES	VR 24090401-032	08/06/2024	-	#521	210.23
01670	67088406331	VHCL MTCE SUPPLIES	VR 24090401-031	08/06/2024	-	#521	202.58
01670	67088406331	VHCL MTCE SUPPLIES	VR 24090401-030	08/06/2024	-	#508	553.19
CHECK TOTAL FOR CHECK NUMBER 221720 DATED 09/04/2024 WRITTEN TO 02080 ALTORFER INC. for the amount of							966.00
01001	00144456502	CONCESSION - RESALE	VR 24090401-033	08/19/2024	-	12310765	115.10
CHECK TOTAL FOR CHECK NUMBER 221721 DATED 09/04/2024 WRITTEN TO 02592 AMERICAN BOTTLING COMPANYfor the amount of							115.10
01001	00122906496	REFUNDS	VR 24090402-001	08/16/2024	-	REFUSE 6 MONTHS	132.00
CHECK TOTAL FOR CHECK NUMBER 221722 DATED 09/04/2024 WRITTEN TO 04251 STEVE ANDERSON for the amount of							132.00
01001	00144456502	CONCESSION - RESALE	VR 24090401-034	08/21/2024	-	795631	194.54
01001	00144456502	CONCESSION - RESALE	VR 24090404-031	08/28/2024	-	795631	280.50
CHECK TOTAL FOR CHECK NUMBER 221723 DATED 09/04/2024 WRITTEN TO 05681 ATLANTIC BOTTLING COMPANYfor the amount of							475.04
01309	30977996499	CONTRACTUAL SERVICES	VR 24090404-039	08/25/2024	-	SOCCER COMPLEX	91782.25
CHECK TOTAL FOR CHECK NUMBER 221724 DATED 09/04/2024 WRITTEN TO 08977 BI-STATE CONTRACTING INC.for the amount of							91782.25
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090401-036	08/09/2024	-	#22	116.60
01670	67088406331	VHCL MTCE SUPPLIES	VR 24090401-035	08/21/2024	-	#505	87.45
CHECK TOTAL FOR CHECK NUMBER 221725 DATED 09/04/2024 WRITTEN TO 09360 BLACK'S TIRE COMPANY LLC for the amount of							204.05
01610	61088156507	OPERATING SUPPLIES	VR 24090401-001	07/16/2024	-	118-001-7	499.99
01131	13122806320	GROUNDS MAINT & REPAIR	VR 24090401-002	07/16/2024	-	118-001-7	16.99
01610	61088156507	OPERATING SUPPLIES	VR 24090401-003	07/17/2024	-	118-001-7	184.98
01610	61088156507	OPERATING SUPPLIES	VR 24090401-004	07/24/2024	-	118-001-7	293.91
01131	13122806331	VHCL MTCE SUPPLIES	VR 24090401-005	07/29/2024	-	118-001-7	59.90
01610	61088156507	OPERATING SUPPLIES	VR 24090401-006	07/29/2024	-	118-001-7	11.96
01610	61088156507	OPERATING SUPPLIES	VR 24090401-007	07/30/2024	-	118-001-7	4.99
01670	67088406507	OPERATING SUPPLIES	VR 24090401-008	08/01/2024	-	118-001-7	49.80
01110	11022106504	TOOLS & SMALL EQUIP	VR 24090401-009	08/05/2024	-	118-001-7	65.98
01610	61088156507	OPERATING SUPPLIES	VR 24090401-010	08/06/2024	-	118-001-7	28.96
01610	61088156504	TOOLS & SMALL EQUIP	VR 24090401-051	08/06/2024	-	118-001-7	8.78
01610	61088156507	OPERATING SUPPLIES	VR 24090401-011	08/07/2024	-	118-001-7	319.98
01001	00144306331	VHCL MTCE SUPPLIES	VR 24090401-013	08/15/2024	-	118-001-7	39.80
01110	11022106504	TOOLS & SMALL EQUIP	VR 24090401-012	08/15/2024	-	118-001-7	11.99

Item No. B.-2.

REPORT DATE 08/29/2024
SYSTEM DATE 08/29/2024
FILES ID 0

CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 2
TIME 11:39:19
USER MITCHELLK

BATCH NUMBER CHKX

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CHECK TOTAL FOR CHECK NUMBER 221726 DATED 09/04/2024 WRITTEN TO 09692 BOMGAARS SUPPLY for the amount of							1598.01
01001	00111506507	OPERATING SUPPLIES	VR 24090401-037	08/19/2024	-	170773	324.93
CHECK TOTAL FOR CHECK NUMBER 221727 DATED 09/04/2024 WRITTEN TO 10079 BOUND TREE MEDICAL LLC for the amount of							324.93
01001	00122906336	FUEL SURCHARGE	VR 24090403-001	04/30/2024	-	MARCH SURCHARGE	4968.91
CHECK TOTAL FOR CHECK NUMBER 221728 DATED 09/04/2024 WRITTEN TO 11496 BRIDGE CITY SANITATION LLfor the amount of							4968.91
01301	30177636480	TREE TRIMMING	VR 24090403-002	08/16/2024	-	ALLEYS	1600.00
01110	11022756480	TREE TRIMMING	VR 24090401-038	08/19/2024	-	ALLEY BEHIND WILLIAMS	500.00
01110	11022756480	TREE TRIMMING	VR 24090401-039	08/20/2024	-	419 BURRHES	500.00
01315	31577726480	TREE TRIMMING	VR 24090403-003	08/23/2024	-	PHASE 8 DIV 2	400.00
CHECK TOTAL FOR CHECK NUMBER 221729 DATED 09/04/2024 WRITTEN TO 12500 BUB'S TREE CARE for the amount of							3000.00
01610	61088236499	CONTRACTUAL SERVICES	VR 24090403-004	07/30/2024	-	SEWER REPAIR	5898.50
CHECK TOTAL FOR CHECK NUMBER 221730 DATED 09/04/2024 WRITTEN TO 13612 CIT SEWER SOLUTIONS for the amount of							5898.50
01135	13544506240	TRAVEL & CONFERENCE	VR 24090401-040	08/20/2024	-	REIMBURSEMENT	16.08
01135	13544506506	OFFICE SUPPLIES	VR 24090401-041	08/17/2024	-	SUPPLIES	10.09
CHECK TOTAL FOR CHECK NUMBER 221731 DATED 09/04/2024 WRITTEN TO 13642 SAMANTHA CAIN for the amount of							26.17
01670	67088406531	STREET MAINT SUPPLIES	VR 24090401-042	08/12/2024	-	TICKET 2013337	3619.28
CHECK TOTAL FOR CHECK NUMBER 221732 DATED 09/04/2024 WRITTEN TO 14239 CANTERA AGGREGATES LLC for the amount of							3619.28
01001	00144456513	CONCESSION SUPPLIES	VR 24090401-019	07/29/2024	-	632829	20.61
01131	13122806507	OPERATING SUPPLIES	VR 24090401-020	07/30/2024	-	632829	17.20
01610	61088156507	OPERATING SUPPLIES	VR 24090401-017	07/24/2024	-	632829	93.51
01001	00144306507	OPERATING SUPPLIES	VR 24090401-023	07/31/2024	-	632829	75.99
01001	00122606532	SUSTENANCE SUPPLIES	VR 24090401-027	08/12/2024	-	632829	8.48
01001	00122606506	OFFICE SUPPLIES	VR 24090401-028	08/12/2024	-	632829	32.11
01001	00144306506	OFFICE SUPPLIES	VR 24090401-026	08/05/2024	-	632829	83.84
01001	00144306507	OPERATING SUPPLIES	VR 24090401-024	08/03/2024	-	632829	21.34
01001	00144306507	OPERATING SUPPLIES	VR 24090401-014	07/21/2024	-	632829	77.56
01001	00144456513	CONCESSION SUPPLIES	VR 24090401-021	07/30/2024	-	632829	87.28
01673	67388436507	OPERATING SUPPLIES	VR 24090401-022	07/31/2024	-	632829	122.71
01110	11022976532	SUSTENANCE SUPPLIES	VR 24090401-025	08/05/2024	-	632829	186.16
01001	00144306507	OPERATING SUPPLIES	VR 24090401-018	07/25/2024	-	632829	55.54
01001	00111506507	OPERATING SUPPLIES	VR 24090401-015	07/23/2024	-	632829	172.43
01001	00111506532	SUSTENANCE SUPPLIES	VR 24090401-016	07/23/2024	-	632829	9.90
CHECK TOTAL FOR CHECK NUMBER 221733 DATED 09/04/2024 WRITTEN TO 14317 CAPITAL ONE for the amount of							1064.66
01610	61088156399	OTHER MAINT & REPAIR	VR 24090403-005	08/21/2024	-	ORDER 0034307	2188.00

REPORT DATE 08/29/2024
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CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 3
TIME 11:39:19
USER MITCHELLK

BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
CHECK TOTAL FOR CHECK NUMBER 221734 DATED 09/04/2024 WRITTEN TO 16456 CHARTER MACHINE COMPANY for the amount of							2188.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24090403-010	08/20/2024	-	1405 ALBIA RD LOT 1	250.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24090403-009	08/20/2024	-	1405 ALBIA RD LOT 2	230.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24090403-008	08/20/2024	-	1405 ALBIA RD LOT 3	230.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24090403-007	08/20/2024	-	1405 ALBIA RD LOT 4	240.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24090403-006	08/20/2024	-	1405 ALBIA RD LOT 29	230.00
CHECK TOTAL FOR CHECK NUMBER 221735 DATED 09/04/2024 WRITTEN TO 22479 D P PLUMBING PLUS for the amount of							1180.00
01001	00111506532	SUSTENANCE SUPPLIES	VR 24090404-025	08/12/2024	-	PATCHES	13.00
CHECK TOTAL FOR CHECK NUMBER 221736 DATED 09/04/2024 WRITTEN TO 23985 DENISES ALTERATIONS for the amount of							13.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090401-043	08/09/2024	-	PA00227656	526.39
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090401-045	08/12/2024	-	PA00227656	80.97
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090401-044	08/13/2024	-	PA00227656	295.37
CHECK TOTAL FOR CHECK NUMBER 221737 DATED 09/04/2024 WRITTEN TO 24840 DIAMOND MOWERS INC for the amount of							902.73
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090401-046	06/13/2024	-	CG-F-20489-00	31.15
CHECK TOTAL FOR CHECK NUMBER 221738 DATED 09/04/2024 WRITTEN TO 26580A EBSCO INFORMATION SERVICEfor the amount of							31.15
01309	30977476727	OTHER CAPITAL EQUIP	VR 24090403-027	08/20/2024	-	210048	2625.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24090401-047	08/20/2024	-	EXHAUST FAN	48.02
CHECK TOTAL FOR CHECK NUMBER 221739 DATED 09/04/2024 WRITTEN TO 27010 CONSOLIDATED ELECTRICAL for the amount of							2673.02
01670	67088406552	FUEL	VR 24090402-005	08/05/2024	-	30397	2433.73
01670	67088406552	FUEL	VR 24090402-003	08/05/2024	-	30397	56.05
01670	67088406556	IOWA FUEL TAX	VR 24090402-004	08/05/2024	-	30397	5.82
01670	67088406552	FUEL	VR 24090402-006	08/12/2024	-	30397	845.71
01750	75044406552	FUEL	VR 24090402-007	08/12/2024	-	35654	970.64
01750	75044406556	FUEL TAX	VR 24090402-008	08/12/2024	-	35654	90.18
01670	67088406552	FUEL	VR 24090402-002	08/22/2024	-	30397	1164.35
01610	61088156552	FUEL	VR 24090404-034	08/26/2024	-	30399	306.84
01610	61088156556	IOWA FUEL TAX	VR 24090404-035	08/26/2024	-	30399	30.39
CHECK TOTAL FOR CHECK NUMBER 221740 DATED 09/04/2024 WRITTEN TO 27272 ELLIOTT BULK SERVICES LLCfor the amount of							5903.71
01110	11022106531	STREET MAINT SUPPLIES	VR 24090401-048	07/18/2024	-	IAOTT0059	272.46
01001	00144306504	TOOLS & SMALL EQUIP	VR 24090401-049	08/15/2024	-	IAOTT0059	3.97
CHECK TOTAL FOR CHECK NUMBER 221741 DATED 09/04/2024 WRITTEN TO 29300 FASTENAL COMPANY for the amount of							276.43
01673	67388436429	HAZARDOUS WASTE DISPOSAL	VR 24090401-050	08/08/2024	-	2802	143.00

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CHECK TOTAL FOR CHECK NUMBER 221742 DATED 09/04/2024 WRITTEN TO 31459 GRP & ASSOCIATES for the amount of							143.00
01610	61088156507	OPERATING SUPPLIES	VR 24090402-010	08/12/2024	-	824155584	106.77
01610	61088156507	OPERATING SUPPLIES	VR 24090402-009	08/12/2024	-	824155584	1476.81
CHECK TOTAL FOR CHECK NUMBER 221743 DATED 09/04/2024 WRITTEN TO 33385 GRAINGER for the amount of							1583.58
01151	15133426499	CONTRACTUAL SERVICES	VR 24090402-011	08/23/2024	-	ASBESTOS SURVEY	660.00
CHECK TOTAL FOR CHECK NUMBER 221744 DATED 09/04/2024 WRITTEN TO 36074 HAWKEYE ENVIRONMENTAL for the amount of							660.00
01001	00111106411	LEGAL FEES	VR 24090402-012	08/15/2024	-	AUGUST FEES	10974.05
CHECK TOTAL FOR CHECK NUMBER 221745 DATED 09/04/2024 WRITTEN TO 38195 HOPKINS & HUBBNER PC for the amount of							10974.05
01130	13011246164	POLICE W/C 411 CLAIMS	VR 24090402-013	08/12/2024	-	411 OTTPA001	20304.16
01130	13011546163	IMWCA 411 TPA FEES	VR 24090402-014	08/12/2024	-	411 OTTPA001	86.00
01130	13011546165	FIRE W/C 411 CLAIMS	VR 24090402-015	08/12/2024	-	411 OTTPA001	11873.89
CHECK TOTAL FOR CHECK NUMBER 221746 DATED 09/04/2024 WRITTEN TO 41505A IMWCA for the amount of							32264.05
01610	61088176531	STREET MAINT SUPPLIES	VR 24090402-016	08/10/2024	-	00006665	259.50
CHECK TOTAL FOR CHECK NUMBER 221747 DATED 09/04/2024 WRITTEN TO 41600 IDEAL READY MIX for the amount of							259.50
01001	00111506230	TRAINING	VR 24090402-017	08/19/2024	-	FERDIG	150.00
01001	00111506230	TRAINING	VR 24090404-026	08/27/2024	-	EMS INSTRUCTOR	20.00
CHECK TOTAL FOR CHECK NUMBER 221748 DATED 09/04/2024 WRITTEN TO 41750 INDIAN HILLS COMM COLLEGEfor the amount of							170.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24090402-019	08/21/2024	-	AIRPORT	42.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24090402-018	08/21/2024	-	AIRPORT	65.00
01673	67388436498	MISC CONTRACT WORK	VR 24090403-011	06/27/2024	-	RECYCLING	43.00
01001	00144396310	BLDG MAINT & REPAIR	VR 24090404-037	08/28/2024	-	CITY HALL	33.00
CHECK TOTAL FOR CHECK NUMBER 221749 DATED 09/04/2024 WRITTEN TO 41920A INDUSTRIAL CHEMICAL for the amount of							183.00
01133	13344106499	CONTRACTUAL SERVICES	VR 24090402-020	08/19/2024	-	100-1534849-000	888.22
CHECK TOTAL FOR CHECK NUMBER 221750 DATED 09/04/2024 WRITTEN TO 42090 INFOMAX OFF SYSTEMS INC for the amount of							888.22
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-027	08/13/2024	-	20U2012	188.45
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-022	08/14/2024	-	20U2012	76.85
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-025	08/16/2024	-	20U2012	83.92
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-021	08/16/2024	-	20U2012	57.39
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-024	08/19/2024	-	20U2012	221.32
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-023	08/20/2024	-	20U2012	234.16
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090402-026	08/20/2024	-	20U2012	34.98
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090403-012	08/21/2024	-	20U2012	53.28
01173	17344136520	LIBRARY MAT.-JAMES ESTATEVR	24090403-013	08/22/2024	-	20U2012	644.98

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CHECK TOTAL FOR CHECK NUMBER 221751 DATED 09/04/2024 WRITTEN TO 42160 INGRAM LIBRARY SERVICES for the amount of							1595.33
01610	61088156507	OPERATING SUPPLIES	VR 24090403-014	08/16/2024	-	689000 0002	872.70
CHECK TOTAL FOR CHECK NUMBER 221752 DATED 09/04/2024 WRITTEN TO 43275 INTERSTATE INDUS. SERVICEfor the amount of							872.70
01001	00111506320	GROUNDS MAINT & REPAIR	VR 24090402-028	08/09/2024	-	250 N RANSOM	40.00
CHECK TOTAL FOR CHECK NUMBER 221753 DATED 09/04/2024 WRITTEN TO 43547 IOWA DIVISION OF LABOR for the amount of							40.00
01112	11299106413	CONTRIBUTION	VR 24090404-029	08/01/2024	-	2019	4717.00
CHECK TOTAL FOR CHECK NUMBER 221754 DATED 09/04/2024 WRITTEN TO 43847 IA INDV HEALTH BENEFIT REfor the amount of							4717.00
01001	00111106490	OTHER PROF SERV	VR 24090403-015	08/19/2024	-	OTTUMPD	200.00
CHECK TOTAL FOR CHECK NUMBER 221755 DATED 09/04/2024 WRITTEN TO 43880A IA LAW ENFORCEMENT ACADEMfor the amount of							200.00
01001	00133406470	WEED MOWING	VR 24090402-031	08/10/2024	-	ONE TIME MOWS	146.25
01001	00133416499	CONTRACTUAL SERVICES	VR 24090402-032	08/10/2024	-	CLEAN UP	1447.21
01001	00133406470	WEED MOWING	VR 24090402-029	08/12/2024	-	ONE TIME MOW	195.00
01001	00133416499	CONTRACTUAL SERVICES	VR 24090402-030	08/12/2024	-	CLEAN UPS	1072.50
01001	00133406470	WEED MOWING	VR 24090402-033	08/17/2024	-	ONE TIME MOWS	195.00
01001	00133416499	CONTRACTUAL SERVICES	VR 24090402-034	08/17/2024	-	CLEAN UPS	1365.00
01001	00133406470	WEED MOWING	VR 24090402-035	08/17/2024	-	ONE TIME MOWS	97.50
01001	00133416499	CONTRACTUAL SERVICES	VR 24090402-036	08/17/2024	-	CLEAN UPS	2297.50
01001	00133406470	WEED MOWING	VR 24090402-051	08/12/2024	-	MOWING LIST	4555.00
CHECK TOTAL FOR CHECK NUMBER 221756 DATED 09/04/2024 WRITTEN TO 45057 J & J MOWING for the amount of							11370.96
01315	31577726499	CONTRACTUAL	VR 24090403-016	07/31/2024	-	40983	258598.51
CHECK TOTAL FOR CHECK NUMBER 221757 DATED 09/04/2024 WRITTEN TO 45059A J&K CONTRACTING for the amount of							258598.51
01001	00144306496	REFUNDS	VR 24090402-037	08/19/2024	-	DAMAGE DEPOSIT	100.00
CHECK TOTAL FOR CHECK NUMBER 221758 DATED 09/04/2024 WRITTEN TO 46901 MELINDA JONES for the amount of							100.00
01001	00144306627	OTHER SMALL CAPITAL	VR 24090404-028	07/09/2024	-	060406IA	1797.00
CHECK TOTAL FOR CHECK NUMBER 221759 DATED 09/04/2024 WRITTEN TO 47714 KAY PARK-REC CORP (AR) for the amount of							1797.00
01001	00144306503	MERCHANDISE - RESALE	VR 24090402-039	08/15/2024	-	52 BUNDLES	221.00
CHECK TOTAL FOR CHECK NUMBER 221760 DATED 09/04/2024 WRITTEN TO 49050 KAROL KIRKPATRICK for the amount of							221.00
01001	00144456502	CONCESSION - RESALE	VR 24090402-040	08/21/2024	-	089298	545.86
01001	00144456502	CONCESSION - RESALE	VR 24090404-032	08/28/2024	-	089298	930.04

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CHECK TOTAL FOR CHECK NUMBER 221761 DATED 09/04/2024 WRITTEN TO 49687 KOHL WHOLESALE for the amount of							1475.90
01001	00166156499	Contractual Services	VR 24090402-041	08/24/2024	-	6092484	4314.53
01001	00166256499	CONTRACTUAL SERVICES	VR 24090402-042	08/24/2024	-	6092484	1669.20
CHECK TOTAL FOR CHECK NUMBER 221762 DATED 09/04/2024 WRITTEN TO 49804D UKG KRONOS SYSTEMS, LLC for the amount of							5983.73
01174	17444416499	CONTRACTUAL SERVICES	VR 24090403-018	05/13/2024	-	23028	6645.00
01174	17444416499	CONTRACTUAL SERVICES	VR 24090403-017	06/10/2024	-	23028	3285.00
01174	17444416499	CONTRACTUAL SERVICES	VR 24090403-019	07/11/2024	-	23028	3307.50
01174	17444416499	CONTRACTUAL SERVICES	VR 24090403-020	08/15/2024	-	23028	977.00
CHECK TOTAL FOR CHECK NUMBER 221763 DATED 09/04/2024 WRITTEN TO 50479 THE LAKOTA GROUP, INC for the amount of							14214.50
01141	14155536497	REIMBURSEMENT	VR 24090402-043	08/20/2024	-	22-ARPDH-045 CAPITOL LO	120000.00
CHECK TOTAL FOR CHECK NUMBER 221764 DATED 09/04/2024 WRITTEN TO 51418 LEGACY FOUNDATION for the amount of							120000.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090402-046	08/06/2024	-	OTTUM001	800.80
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090402-045	08/07/2024	-	OTTUM001	1136.85
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090402-044	08/16/2024	-	OTTUM001	208.43
CHECK TOTAL FOR CHECK NUMBER 221765 DATED 09/04/2024 WRITTEN TO 53691 MACQUEEN EQUIPMENT for the amount of							2146.08
01610	61088176531	STREET MAINT SUPPLIES	VR 24090402-049	08/12/2024	-	77041	329.94
01110	11022106431	PHOTO BLUEPRINT MICROFILM	VR 24090402-048	08/19/2024	-	77041	5902.47
01610	61088176531	STREET MAINT SUPPLIES	VR 24090404-003	08/19/2024	-	77041	544.88
01110	11022106531	STREET MAINT SUPPLIES	VR 24090402-047	08/20/2024	-	77041	1631.58
01110	11022106531	STREET MAINT SUPPLIES	VR 24090404-001	08/21/2024	-	77041	1535.60
01610	61088176531	STREET MAINT SUPPLIES	VR 24090404-002	08/21/2024	-	77041	377.93
CHECK TOTAL FOR CHECK NUMBER 221766 DATED 09/04/2024 WRITTEN TO 54390 MANATT'S INC for the amount of							10322.40
01151	15133426499	CONTRACTUAL SERVICES	VR 24090404-004	08/26/2024	-	2721 BRANHAM ST	11500.00
CHECK TOTAL FOR CHECK NUMBER 221767 DATED 09/04/2024 WRITTEN TO 56656 MCKEE CONSTRUCTION AND for the amount of							11500.00
01001	00155206426	CONV & VISITOR BUREAU	VR 24090403-021	08/27/2024	-	JULY 2024	26997.85
CHECK TOTAL FOR CHECK NUMBER 221768 DATED 09/04/2024 WRITTEN TO 57340 MEET OTTUMWA for the amount of							26997.85
01173	17344136310	BUILDING MAINT REPAIR	VR 24090402-050	07/11/2024	-	31850283	378.27
CHECK TOTAL FOR CHECK NUMBER 221769 DATED 09/04/2024 WRITTEN TO 57386 MENARDS for the amount of							378.27
01610	61088156498	MISC CONTRACT WORK	VR 24090403-022	08/20/2024	-	40219	289.25
CHECK TOTAL FOR CHECK NUMBER 221770 DATED 09/04/2024 WRITTEN TO 58480 MICROBAC LABORATORIES INC for the amount of							289.25
01110	11022976727	OTHER CAPITAL EQUIPMENT	VR 24090404-036	08/22/2024	-	DEF PUMP	2035.91

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CHECK TOTAL FOR CHECK NUMBER 221771 DATED 09/04/2024 WRITTEN TO 58550 MID IOWA PETROLEUM SERV for the amount of							2035.91
01610	61088156507	OPERATING SUPPLIES	VR 24090403-023	08/08/2024	-	87937601	195.06
01610	61088156507	OPERATING SUPPLIES	VR 24090403-026	08/20/2024	-	87937601	39.37
01610	61088156507	OPERATING SUPPLIES	VR 24090403-025	08/22/2024	-	87937601	37.03
01610	61088156507	OPERATING SUPPLIES	VR 24090403-024	08/22/2024	-	87937601	96.11
CHECK TOTAL FOR CHECK NUMBER 221772 DATED 09/04/2024 WRITTEN TO 61785 MOTION INDUSTRIES for the amount of							367.57
01110	11022986331	VHCL MTCE SUPPLIES	VR 24090403-029	07/24/2024	-	OTTUMW	212.45
01610	61088176331	VHCL MTCE SUPPLIES	VR 24090403-028	08/08/2024	-	OTTAWAPW	3544.25
01610	61088176331	VHCL MTCE SUPPLIES	VR 24090404-033	08/26/2024	-	OTTAWAPW	1831.15
CHECK TOTAL FOR CHECK NUMBER 221773 DATED 09/04/2024 WRITTEN TO 62580 MUNICIPAL PIPE TOOL CO LLfor the amount of							5587.85
01131	13122806444	GEN LIABIL INSURANCE	VR 24090403-030	08/15/2024	-	LIABILITY PROPERTY INJU	15200.00
CHECK TOTAL FOR CHECK NUMBER 221774 DATED 09/04/2024 WRITTEN TO 65680 NOEL INSURANCE INC for the amount of							15200.00
01110	11022106531	STREET MAINT SUPPLIES	VR 24090403-031	08/10/2024	-	OTTUMSTR	766.65
01110	11022106531	STREET MAINT SUPPLIES	VR 24090404-005	08/17/2024	-	OTTUMSTR	2666.40
CHECK TOTAL FOR CHECK NUMBER 221775 DATED 09/04/2024 WRITTEN TO 66001 NORRIS ASPHALT PAVING INCfor the amount of							3433.05
01610	61088156627	OTHER SMALL CAPITAL	VR 24090403-033	08/16/2024	-	10002	24765.00
CHECK TOTAL FOR CHECK NUMBER 221776 DATED 09/04/2024 WRITTEN TO 67058 ONSITE SERVICE SOLUTIONS for the amount of							24765.00
01001	00144306496	REFUNDS	VR 24090403-032	08/19/2024	-	DOUBLE BOOK	35.00
CHECK TOTAL FOR CHECK NUMBER 221777 DATED 09/04/2024 WRITTEN TO 71972 JENAYA PILCHER for the amount of							35.00
01001	00111106508	POSTAGE & SHIPPING	VR 24090403-034	08/11/2024	-	8000-9090-1107-0492	51.81
CHECK TOTAL FOR CHECK NUMBER 221778 DATED 09/04/2024 WRITTEN TO 72230 PITNEY BOWES BANK INC for the amount of							51.81
01001	00111106415	RENTS & LEASES	VR 24090403-035	08/11/2024	-	0017486471	159.57
CHECK TOTAL FOR CHECK NUMBER 221779 DATED 09/04/2024 WRITTEN TO 72250 PITNEY BOWES GLOBAL for the amount of							159.57
01670	67088406410	CONTRACT EMPLOYEES	VR 24090403-036	08/25/2024	-	PRESSURE WASHING	1950.00
CHECK TOTAL FOR CHECK NUMBER 221780 DATED 09/04/2024 WRITTEN TO 75926 REDLINE PRESSURE WASHING for the amount of							1950.00
01151	15155606413	PAYMENT TO OTHER ENTITIES	VR 24090403-037	08/19/2024	-	606 W SECOND	4186.75
CHECK TOTAL FOR CHECK NUMBER 221781 DATED 09/04/2024 WRITTEN TO 76099 KELLY REED REAL ESTATE for the amount of							4186.75
01110	11022106531	STREET MAINT SUPPLIES	VR 24090403-038	08/21/2024	-	COO	19.99
01110	11022106504	TOOLS & SMALL EQUIP	VR 24090404-006	08/26/2024	-	COO	66.98

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CHECK TOTAL FOR CHECK NUMBER 221782 DATED 09/04/2024 WRITTEN TO 78279 S & L ALL SEASON for the amount of							86.97
01001	00144306496	REFUNDS	VR 24090403-039	08/19/2024	-	DAMAGE DEPOSIT	100.00
CHECK TOTAL FOR CHECK NUMBER 221783 DATED 09/04/2024 WRITTEN TO 78457 BARBARA SAFFELL for the amount of							100.00
01301	30177436407	ENGINEERING	VR 24090403-040	08/22/2024	-	QUINCY ROUNDABOUT	67622.26
CHECK TOTAL FOR CHECK NUMBER 221784 DATED 09/04/2024 WRITTEN TO 81372 SHIVE-HATTERY ENGINEERS for the amount of							67622.26
01001	00111506331	VHCL MTCE SUPPLIES	VR 24090404-027	08/26/2024	-	ENG 10	439.56
CHECK TOTAL FOR CHECK NUMBER 221785 DATED 09/04/2024 WRITTEN TO 83880 SOUTHERN IOWA DIESEL, INCfor the amount of							439.56
01001	00111106532	SUSTENANCE SUPPLIES	VR 24090403-041	08/15/2024	-	BADGE	7.00
CHECK TOTAL FOR CHECK NUMBER 221786 DATED 09/04/2024 WRITTEN TO 86196 THE STITCH DOCTOR for the amount of							7.00
01001	00111106409	JANITORIAL	VR 24090403-042	09/01/2024	-	JANITORIAL	2050.00
CHECK TOTAL FOR CHECK NUMBER 221787 DATED 09/04/2024 WRITTEN TO 86307 STRATUS BUILDING SOLUTIONfor the amount of							2050.00
01135	13544506410	CONTRACT EMPLOYEES	VR 24090403-049	08/05/2024	-	03-0032	1634.27
01135	13544506410	CONTRACT EMPLOYEES	VR 24090403-043	08/12/2024	-	03-0032	1803.66
01610	61088176410	CONTRACT EMPLOYEES	VR 24090404-009	08/19/2024	-	03-0077	1600.80
01001	00144306410	CONTRACT EMPLOYEES	VR 24090404-012	08/19/2024	-	03-0077	1794.00
01110	11022106410	CONTRACT EMPLOYEES	VR 24090404-010	08/19/2024	-	03-0077	1391.04
01001	00144306410	CONTRACT EMPLOYEES	VR 24090404-013	08/19/2024	-	03-0077	2813.82
01110	11022406410	CONTRACT EMPLOYEES	VR 24090404-011	08/19/2024	-	03-0077	621.00
01670	67088406410	CONTRACT EMPLOYEES	VR 24090403-048	08/19/2024	-	03-0077	713.47
01673	67388436410	CONTRACT EMPLOYEES	VR 24090403-050	08/19/2024	-	03-0077	1480.05
01135	13544506410	CONTRACT EMPLOYEES	VR 24090403-044	08/19/2024	-	03-0032	1621.50
01610	61088176410	CONTRACT EMPLOYEES	VR 24090404-007	08/26/2024	-	03-0077	772.80
01001	00144306410	CONTRACT EMPLOYEES	VR 24090403-045	08/26/2024	-	03-0077	1794.00
01110	11022106410	CONTRACT EMPLOYEES	VR 24090404-008	08/26/2024	-	03-0077	772.80
01001	00144306410	CONTRACT EMPLOYEES	VR 24090403-047	08/26/2024	-	03-0077	2559.21
01610	61088156410	CONTRACT EMPLOYEES	VR 24090403-046	08/26/2024	-	03-0077	483.00
01135	13544506410	CONTRACT EMPLOYEES	VR 24090404-038	08/26/2024	-	03-0032	1938.90
CHECK TOTAL FOR CHECK NUMBER 221788 DATED 09/04/2024 WRITTEN TO 86970 SUPREME STAFFING INC for the amount of							23794.32
01151	15166526499	CONTRACTUAL SERVICES	VR 24090404-014	08/15/2024	-	SERVER	4536.00
CHECK TOTAL FOR CHECK NUMBER 221789 DATED 09/04/2024 WRITTEN TO 88053 TECHNOLOGY SERV & SOLUTIOfor the amount of							4536.00
01133	13344106599	OTHER SUPPLIES	VR 24090404-015	07/23/2024	-	BOOK	7.37
CHECK TOTAL FOR CHECK NUMBER 221790 DATED 09/04/2024 WRITTEN TO 88923 TIPTON for the amount of							7.37
01670	67088406499	CONTRACTUAL SERVICES	VR 24090404-016	08/09/2024	-	LANDFILL	1200.00

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CHECK TOTAL FOR CHECK NUMBER 221791 DATED 09/04/2024 WRITTEN TO 89072 TORRES CONSTRUCTION for the amount of							1200.00
01001	00122906503	TRASH TAGS & STICKERS	VR 24090404-017	08/27/2024	-	STICKERS	896.00
CHECK TOTAL FOR CHECK NUMBER 221792 DATED 09/04/2024 WRITTEN TO 89321 TRASH STICKERS, INC. for the amount of							896.00
01001	00144456507	OPERATING SUPPLIES	VR 24090404-018	06/20/2024	-	10 TUBES	324.50
CHECK TOTAL FOR CHECK NUMBER 221793 DATED 09/04/2024 WRITTEN TO 89986 TUBE PRO INC. for the amount of							324.50
01315	31577726499	CONTRACTUAL	VR 24090404-019	08/23/2024	-	BLAKES BRANCH	57464.78
01315	31577726499	CONTRACTUAL	VR 24090404-020	08/23/2024	-	BLAKES BRANCH	10992.37
01315	31577726499	CONTRACTUAL	VR 24090404-021	08/23/2024	-	BLAKES BRANCH	25407.55
CHECK TOTAL FOR CHECK NUMBER 221794 DATED 09/04/2024 WRITTEN TO 92648 VEENSTRA & KIMM INC for the amount of							93864.70
01610	61088156512	LAB SUPPLIES	VR 24090404-022	08/25/2024	-	958610	38.50
CHECK TOTAL FOR CHECK NUMBER 221795 DATED 09/04/2024 WRITTEN TO 92698 VETTER'S INC-CULLIGAN WATER for the amount of							38.50
01001	00111106331	VHCL MTCE SUPPLIES	VR 24090404-023	08/22/2024	-	#426	572.00
CHECK TOTAL FOR CHECK NUMBER 221796 DATED 09/04/2024 WRITTEN TO 95368 WAYNE'S TIRE for the amount of							572.00
01151	15144326490	OTHER PROF SERV	VR 24090404-024	08/22/2024	-	1194C21	5925.00
CHECK TOTAL FOR CHECK NUMBER 221797 DATED 09/04/2024 WRITTEN TO 96792 WILLETT HOFMANN for the amount of							5925.00
01 Bank Code TOTALS for 00080 Checks to 00080 Vendors for the amount of							909130.17
REPORT TOTALS for 00080 Checks to 00080 Vendors for the amount of							909130.17

REPORT DATE 08/29/2024
SYSTEM DATE 08/29/2024
FILES ID 0

CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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USER MITCHELLK

BATCH NUMBER CHKX

SUMMARY PAGE INFORMATION

ERRORS DETECTED: 0

END OF REPORT

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CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
01001	00111506497	REIMBURSEMENT	VR 24082302-001	08/23/2024	-	PREMIUM DIFFERENCE	578.14
01001	00111506497	REIMBURSEMENT	VR 24082302-002	08/23/2024	-	REIMBURSEMENT	1307.20
CHECK TOTAL FOR CHECK NUMBER 221717 DATED 08/23/2024 WRITTEN TO 48003 BILL KEITH for the amount of							1885.34
01 Bank Code TOTALS for 00001 Checks to 00001 Vendors for the amount of							1885.34
REPORT TOTALS for 00001 Checks to 00001 Vendors for the amount of							1885.34

REPORT DATE 08/23/2024
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CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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TIME 09:54:49
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BATCH NUMBER CHKX

SUMMARY PAGE INFORMATION

ERRORS DETECTED: 0

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REPORT DATE 08/22/2024
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CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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TIME 16:14:58
USER MITCHELLK

BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
01001	00122906336	FUEL SURCHARGE	VR 24082301-018	08/19/2024	-	JUNE 24 SURCHARGE	4224.51
01001	00122906336	FUEL SURCHARGE	VR 24082301-019	08/19/2024	-	MAY 24 SURCHARGE	5160.40
01001	00122906336	FUEL SURCHARGE	VR 24082301-020	08/19/2024	-	APRIL 24 SURCHARGE	4866.72
01001	00122906558	FUEL SURCHARGE	VR 24082301-022	08/19/2024	-	SURCHARGE JULY 24	1404.93
01001	00122906499	REFUSE HAULING	VR 24082301-017	08/16/2024	-	FY25 RATE INCREASE	4545.00
01001	00122906499	REFUSE HAULING	VR 24082301-021	08/19/2024	-	SURCHARGE JULY 24	3399.80
CHECK TOTAL FOR CHECK NUMBER 221709 DATED 08/23/2024 WRITTEN TO 11496 BRIDGE CITY SANITATION LLfor the amount of							23601.36
01110	11022426504	TOOLS & SMALL EQUIP	VR 24082301-001	08/06/2024	-	210048	25.96
01131	13122806310	BLDG MAINT & REPAIR	VR 24082301-004	08/08/2024	-	210048	232.85
01110	11022426504	TOOLS & SMALL EQUIP	VR 24082301-002	08/05/2024	-	210048	26.06
01110	11022426531	STREET MAINT SUPPLIES	VR 24082301-003	08/05/2024	-	210048	32.79
CHECK TOTAL FOR CHECK NUMBER 221710 DATED 08/23/2024 WRITTEN TO 27010 CONSOLIDATED ELECTRICAL for the amount of							317.66
01610	61088156552	FUEL	VR 24082301-005	06/05/2024	-	30399	241.12
01610	61088156556	IOWA FUEL TAX	VR 24082301-006	06/05/2024	-	30399	24.12
CHECK TOTAL FOR CHECK NUMBER 221711 DATED 08/23/2024 WRITTEN TO 27272 ELLIOTT BULK SERVICES LLCfor the amount of							265.24
01001	00144306556	STATE FUEL TAX	VR 24082301-007	07/09/2024	-	15018	1.80
01001	00144306552	FUEL	VR 24082301-008	07/09/2024	-	15018	22.06
01001	00144306556	STATE FUEL TAX	VR 24082301-009	08/05/2024	-	15018	1.80
01001	00144306552	FUEL	VR 24082301-010	08/05/2024	-	15018	22.37
01137	13711556552	FUEL	VR 24082301-011	08/05/2024	-	15018	50.66
CHECK TOTAL FOR CHECK NUMBER 221712 DATED 08/23/2024 WRITTEN TO 27280 ELLIOTT OIL COMPANY for the amount of							98.69
01670	67088406407	ENGINEERING	VR 24082301-013	06/19/2024	-	J282124-1	423.90
01670	67088406407	ENGINEERING	VR 24082301-014	07/16/2024	-	J283154-1	6056.85
CHECK TOTAL FOR CHECK NUMBER 221713 DATED 08/23/2024 WRITTEN TO 28208 EUROPINS ENVIRONMENT for the amount of							6480.75
01861	86166706154	HEALTH CLAIMS	VR 24082301-015	08/13/2024	-	321575-001	24238.22
CHECK TOTAL FOR CHECK NUMBER 221714 DATED 08/23/2024 WRITTEN TO 39185 HUMANA INSURANCE CO for the amount of							24238.22
01133	13344106374	WATER	VR 24082301-016	08/15/2024	-	129 N COURT	67.10
CHECK TOTAL FOR CHECK NUMBER 221715 DATED 08/23/2024 WRITTEN TO 69040 OTTUMWA WATER AND HYDRO for the amount of							67.10
01173	17344136540	PROGRAM SUPPLIES	VR 24082301-012	08/02/2024	-	CARNIVAL	125.00

REPORT DATE 08/22/2024
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CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
CHECK TOTAL FOR CHECK NUMBER 221716 DATED 08/23/2024 WRITTEN TO 79357 DAVID SCHWARTZ for the amount of							125.00
01 Bank Code TOTALS for 00008 Checks to 00008 Vendors for the amount of							55194.02
REPORT TOTALS for 00008 Checks to 00008 Vendors for the amount of							55194.02

REPORT DATE 08/22/2024
SYSTEM DATE 08/22/2024
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CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

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USER MITCHELLK

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SUMMARY PAGE INFORMATION

ERRORS DETECTED: 0

END OF REPORT



September 3, 2024

TO: Ottumwa City Council Members

FROM: Richard W. Johnson, Mayor

SUBJECT: APPOINTMENT TO CITY BOARDS AND/OR COMMISSIONS

Recommend re-appointment to the Planning & Zoning Commission, term to expire 04/01/2028.

Ashley Noreuil
158 Vogel



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

Sewer
Department

Aaron Short
Prepared By


Department Head


City Administrator Approval

AGENDA TITLE: Approve the purchase of a Case Mini Excavator from Greiner Implement in the approximate amount of \$101,274.08.

☐

****Public hearing required if this box is checked. ****

☐

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Approve the purchase of a Case Mini Excavator from Greiner Implement in the approximate amount of \$101,274.08.

DISCUSSION: The Case Mini Excavator, #42, was purchased in March of 2009. It is used on a daily basis by the Sewer Department. Multiple repairs have been made to the excavator with additional expensive repairs needed.

The excavator was evaluated on November 7, 2023, with the recommendation to replace and the Fleet Committee approved to replace the trailer at the December 12, 2023, meeting. Specs for a new excavator were presented and approved by the Fleet Committee at the May 29, 2024, meeting. Spec pricing is from Sourcewell which Greiner Implement will match the price. Replacement cost is approximate due to inflation and delivery time after ordering.

Replacement cost: \$101,274.08

Budgeted amount: \$118,346.00

Source of Funds: Sewer

Budgeted Item: Yes

Budget Amendment Needed: No



Retail Offer

CUSTOMER INFORMATION:
CITY OF OTTUMWA - 6416830645 105 EAST 3RD STREET OTTUMWA, IOWA 52501 USA

DEALERSHIP
GREINER IMPLEMENT COMPANY, INC. 10845 - 73RD STREET OTTUMWA, IA 52501 US 641-683-1691 Email 16416831693@myfax.com SALESPERSON: GREG GREINER - 641-683-1691

Retail Offer Number:	0001137203-1
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Retail Offer Valid to:	07/31/2024
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Description:	CX57C CASE
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UNITS OFFERED			
Unit # 1 CX57C CAB		List Price	88,136.00
Vehicle / Quote Number:	0019369322	Offered Price	73,152.88
Sales Order Number:	0087815340	Physical Damage Ins. (Deductible \$/ months)	
VIN/Serial #:	11E002083	Freight	2,424.00

Total	\$75,576.88
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Down Payment	\$0.00
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Total Offer Value	\$75,576.88
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FINANCING INFORMATION					
Financed By	N/A	Amount Financed	75,576.88	Term in Months	
Loan Type		Rate Type		Interest Rate	
SOURCEWELL BID DISCOUNT WAS USED # 6293					

Sourcewell Discount
was 17% off.

\$101,274.08
Total

Vehicle Configuration					
Vehicle / Quote Number: 0019369322, 0087815340					
NORMAL	NORMAL OFFER		747453	TRAVEL ALARM	279.00
CASE	CASE		9552711	RUBBER TRACKS 400MM	
2SP	TWO SPEED		747992	RADIO AND USB	
5.7	5.7		747987	BASE MACHINE	
TR4C	TIER4 SERIEC		747244	LED REAR WORK LIGHTS	
OEM	OEM OEM		747079	ARM LONG W/THUMB BRACKET	838.00
CAB	CAB		747091	W/O ELEC REFUEL PUMP	
5-6 TON	BETWEEN 5-6T		747089	W/O REAR VIEW CAMERA	
	Base price	86,291.00	747098	STD HYD OIL VG46	
747235	LED CAB WORKLIGHTS	139.00	747073	W/O CE HOMOLOGATION	
747122	2WAY AUX JOYSTICK PROPORTIONAL		747114	W/O TOOLKIT	
747999	W/O 2ND AUX 2-WAY PROPORTIONAL		747094	W/O FIRE EXT	
747075	MECHANIC SEAT HEATER		747088	LED BEACON	
747076	BOOM SWING		747068	PATTERN CHANGE	
747074	BOOM		747067	W/O BLADE SAFETY VALVE	
747128	W/O TRACK GUIDE		747236	HYD Q/C PROV 2 WAY	589.00
747117	W/O BUCKET		747062	LINKAGE WITH HOOK	
747120	W/O QUICK COUPLER		747232	STD DOZER BLADE 747232	
747121	W/O HAMMER		747082	W/O BOOM SFTY VALVE	
747480	OPERATORS MANUAL - ENGLISH		747080	W/O ARM SAFETY VALVE	
747084	ADDITIONAL COUNTERWEIGHT		747061	W/O OBJECT HANDLING KIT	
				Total List Price	\$88,136.00

GREINER IMPLEMENT COMPANY, INC.

10845 73rd Street Ottumwa, IA 52501
Telephone: (641) 683-1691 Fax: (641) 683-1693
Web: www.greinerimplement.com
Email: greinerimpco@pcsia.net

SOLD TO
F13967 OTTUMWA CENTRAL GARAGE
11064-01197
CITY HALL
CENTRAL GARAGE
OTTUMWA, IA 52501

SHIP TO

Sold By: GREG PO #:
Ship By: Tax #:

Date 7/31/24 QUOTE
9:12:17

QU00165
Open

Tax	D	Qty	Description	Price	Amount
PARTS CASE					
G	F	1	CAS 47808593 Compact PLATE	6055.00	6055.00
G	F	1	CAS 48120314 KIT	395.00	395.00
G	F	1	CAS 48058052 KIT	1964.00	1964.00
G	F	1	CAS 47451187 HAMMER	9850.00	9850.00
G	F	1	CAS 48120314 KIT	395.00	395.00
G	F	1	CAS 48058052 KIT	1964.00	1964.00
G	F	1	CAS 91781975 BUCKET	1708.00	1708.00
G	F	1	CAS 91781977 BUCKET	2136.00	2136.00
G	F	1	CAS 48058021 ATTACHMENT PAUL'S	4405.00	4405.00
G	F	1	CAS 51447893 DIA KIT CE	1360.00	1360.00
** TOTAL PARTS CASE					30232.00

AFTER HOURS PARTS AND SERVICE PHONE NUMBERS ARE
BOB GREINER 777-7041
GREG GREINER 777-7040
Visit our new Online Parts Store
www.cnhatore.com
www.greinerimplement.com

** SUBTOTAL 30232.00
** DISCOUNT 4534.80

X Charge Sale

Phone: (641) 684-2180

PAY THIS
AMOUNT

\$25697.20

I hereby certify that the items on this invoice are for agricultural use only and I will be liable for the tax, interest and penalty.
All special order parts must be returned within 15 days and are subject to a 20% restocking fee. All returns must be accompanied by original invoice.
I agree to pay the total amount of this invoice in accordance with the Cardholder Agreement.



See www.casece.com for product information

SOURCEWELL PRICE LIST DISCOUNTS-- New Contract 011723 Valid until 04/14/2027

Pricing Revised: 5/20/2024

FOR USA MARKET ONLY		
PRODUCT / MODEL	PRICE LIST (Updated)	USA SOURCEWELL MEMBER DISCOUNT OFF LIST PRICE
COMPACT TRACK LOADER		
TR270	Current Pricing	22.00%
TR310	Current Pricing	18.00%
TR340	Current Pricing	18.00%
TV370	Current Pricing	18.00%
TV450	Current Pricing	18.00%
TV620	Current Pricing	18.00%
COMPACT EXCAVATOR		
CX15EV	Current Pricing	17.00%
CX17C	Current Pricing	17.00%
CX26C	Current Pricing	17.00%
CX30C	Current Pricing	17.00%
CX37C	Current Pricing	17.00%
CX42D	Current Pricing	17.00%
CX50D	Current Pricing	17.00%
CX57C	Current Pricing	17.00%
CX60C	Current Pricing	17.00%
EXCAVATOR		
CX75C	Current Pricing	18.00%
CX80C	Current Pricing	18.00%
CX140E	Current Pricing	18.00%
CX145D	Current Pricing	18.00%
CX170E	Current Pricing	18.00%
CX190E	Current Pricing	18.00%
CX220E	Current Pricing	18.00%
CX245D	Current Pricing	18.00%
CX260E	Current Pricing	18.00%
CX290D	Current Pricing	18.00%
CX300E	Current Pricing	18.00%
CX350D	Current Pricing	18.00%
CX365E	Current Pricing	18.00%
CX490D	Current Pricing	18.00%
CX500D	Current Pricing	18.00%
CX750D	Current Pricing	18.00%
SKID STEER LOADER		
SR160	Current Pricing	16.00%
SR175	Current Pricing	18.00%
SV185	Current Pricing	18.00%
SR210	Current Pricing	18.00%
SR240	Current Pricing	18.00%
SR270	Current Pricing	18.00%
SV280	Current Pricing	19.00%
SV340	Current Pricing	22.00%

Freight FOB North America plant or import distribution location.

CASE CE dealer can add delivery freight and PDI costs.

Price quotes only valid for 30 days (maximum).



Item No. B.-5.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

_____ Sewer Department	_____ Aaron Short Prepared By  _____ Department Head
  _____ City Administrator Approval	

AGENDA TITLE: Approve the purchase of a Vacall (Sewer Cleaning/Vac Truck) From Municipal Pipe Tool Company of Hudson, Iowa in the amount of \$586,453.04

☐ ****Public hearing required if this box is checked. **** ☐ ****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda ****

RECOMMENDATION: Approve the purchase of a Vacall (Sewer Cleaning/Vac Truck) From Municipal Pipe Tool Company of Hudson, Iowa in the amount of \$586,453.04.

DISCUSSION: The current Vacall was purchased in November of 2007. It has multiple issues that will require extensive and expensive repairs.

The Vacall was evaluated on November 8, 2023, with the recommendation to replace and the Fleet Committee approved to replace the Vacall at the December 12, 2023, meeting. Specs for a new Vacall were presented and approved by the Fleet Committee at the May 29, 2024, meeting. Specs are from Sourcewell with a delivery date of twelve to eighteen months from the date ordered.

The decision to purchase this truck is based on the performance of our current truck, no additional training will be required as well as the water pump design is preferred by the mechanics. Also, a 1" cleaning hose will be purchased separately at a cost of \$2,500. Vacall charges \$12,000 for the same hose.

Replacement cost: \$586,453.04

Budgeted amount: \$647,680.23

Source of Funds: 610-8-817-6727

Budgeted Item: Yes

Budget Amendment Needed: No



AJV 1215

Quote Date: 8/26/2024

Quote: 23695

PWO: 3817

Sales Order:

Estimated Ship Date:

Buyer: Municipal Pipe Tool Company LLC
515 5th Street
Hudson, IA 50643
USA

Ship To: Municipal Pipe Tool Company LLC
515 5th Street
Hudson, IA 50643
USA

Customer: City of Ottumwa, IA

Customer PO: PENDING

Supplied By: Vacall Supplied

Chassis Description: Vacall Supplied, New, Freightliner, 370 HP, Auto,
No BOC Non-CARB, G1

Chassis Make: Freightliner

Chassis Model: 108SD/SBA

Chassis Year:

Chassis VIN#: TBD WILL ADVISE

GVW: 66,000

Transmission: Allison 3000 RDS Automatic 6 Speed

Engine Model: Cummins L9 370 HP

Chassis Arrival Date: TBD WILL ADVISE

Chassis Paint Code: L0006EB White Elite BC ; 14405143

Spec Code: G1 26 1 198 CA" Non-CARB

HP: 370 @ 2100 RPM

Vacall Part#: _____

Model	Quantity	Description
AJV 1215	1	12 CUBIC YARD/1500 GALLON
Chassis		
	1	Electric Back Up Alarm
	1	Fenders
	1	Mud Flaps Behind Rear Tires
	1	Rear Dot Under Ride Protection (Bumper)
	1	Tow Hooks - Front
	1	Factory Mounting Tandem Axle
	1	Tow Hooks - Rear
Paint		
	1	Powder Coat Subframe, Power Frame, Hose Reel Mount And Base, And Exhaust Silencer Black
	1	Debris Tank Galvanized With The Supreme Finish
14405150	1	Powder Coat Unit Gradall STD Red Dupont#N3781 Pt#14405150 Dupont(Excludes Cab / Chassis)
	1	Air/Water Separator Galvanized With The Supreme Finish
Power Module		
	1	Direct Drive For Vacuum Pump
	1	Hydraulic Temp / Level Sight Eye
	1	Shut-Off Valve(S) On Suction Side
	1	Transfer Case
	1	Variable Volume 2.7 Cir Hydraulic Piston Pump Direct Mounted To Omsi Tc For Hydraulic Functions
	1	Hydrostatic Drive For Water Pump Flows To 85gpm@2000psi (115 HP Max)
	1	Platform And Steps On Power Frame
	1	Transfer Case Remote Sight Glass And Fill
Debris Tank		
	1	Single Hoist Cylinder
	1	Stainless Steel Float Ball Shut-Off
	1	Tailgate Power Up / Down, Hydraulic Locks
	1	Single Debris Body Safety Prop
	1	Single Rear Door Safety Prop
	1	Stainless Steel Float Ball Cage
	1	Carbon Steel Splash Shield
	1	Float Level Indicator With Stainless Steel Ball (Not Used With Recycler Option)

	1	Ground Level Grease Fitting For Float Level Indicator (Not Used With Recycler Option)
	1	Ground Level Grease Fitting For Hoist Cylinder
	1	Internal Tank Flusher-Full Flow (Not Required with Recycler Option)
	1	Ground Level Grease Manifold For Tailgate Hinge And Lock Assembly
Debris Tank Decant		
	1	6" Decant Port On Rear Door With 6" X 20'-0" Layflat Hose & Storage Basket
	1	6" Drain Valve - Brass Slide Gate
	1	Decant Port Screen (304 SS)
	1	3" Decant Line (Clear Hose) To Front With Valve At Bumper
	1	4" Valve On Sludge Pump Inlet - Brass Slide Gate
	1	Sludge Pump System On Rear Door 4" Hydraulic (710 Gpm@10' Head)
	1	Sludge Pump Port Screen (304 SS)(In Lieu Of Carbon Steel Screen)
	1	6" Male Camlock On Decant Valve With Camlock Cap & Lanyard Also Includes 6" Layflat Hose With Camlock
Water Tank		
	1	4" Air Gap Water Tank Fill
	1	Water Tank Electronic Level Indicator In Front Control Panel Display
	1	Sight Level Tube On Passenger Side Water Tank
	1	2-1/2" Y-Strainer On Fill Line
High Pressure Water System		
	1	Drain Valve In Water Pump Supply Line
	1	Pressure Relief Valve
	1	Strainer On Water Pump Inlet (Not Used On Recycler Models)
	1	Valve On Water Pump Inlet
	1	Water Distribution Manifold (Centrally Located)
	1	87 G.P.M./2000 PSI -120 HP
	1	Drivers Side Self-Winding Handgun Hannay Hose Reel W/ 50 Foot 1/2" Hose And Handgun (800 PSI @ 20 GPM)
	1	Hxx System Off Main Water Pump 15-20 GPM Can Only Have Pressure Rating Less Than Or Equal To Main Water Pump Inc. 1/2" X 50' Spring Rewind Hannay Hose Reel W/50' Of 1/2" Hose And Pistol Grip Style Hand Gun W/Lance Nozzle
	1	No Cold Weather Recirculation
Vacuum System		
	1	Cyclone Separator With Drop Box Clean Out
	1	8x24 Vac Pump 4000CFM@ 18"HG (245"H2O) 200HP @ 2470 RPM With(2) Vac Relief Valves
	1	2" Brass Ball Valve Mounted On Bottom Of Blower Exhaust Silencer
	1	Air Operated 4" Vacuum Relief Valve Controlled At Control Panel & Handheld Pendant
	1	Stainless Steel Strainer Basket In Cyclone Separator
Boom		
	1	Front Mounted Hydraulic Boom (180 Degree Rotation)
	1	Hydraulic Extending Boom
	1	Lube Chart
	1	Remote Grease Fitting For Boom Rotation And Extension
	1	Slide Valve 8", Air Oper. W/Switch On Pendant And Control Panel
	1	Extra Heavy Duty Steel Elbow
Hose Reel - Main		
	1	Direct Drive Hose Reel
	1	Hydraulic Hose Reel Tilt (Electric Over Hydraulic)
	1	Reel Pivot-180 Degree With Air Brake
	1	Front Reel With 800' Capacity (1" Hose)
	1	Digital Sewer Hose Footage Counter Displayed At Operators Station
	1	Remote Grease Manifold For Rotate Bearing 2 Swivels,Pillow Block & Pivot Pins
	1	6 Total Hose Reel
	1	Automatic Level Wind
Operator Controls		
	1	Blower Hourmeter (At Front Control Panel Lcd Display)
	1	Boom Control Joystick Recessed For Protection
	1	Color LCD Display With 32 Output Microprocessor Control (Expandable) W/J1939 Can Communication
	1	Emergency Stop
	1	Hydraulic Pressure Gauge
	1	Ip66 Sealed Exterior Electrical Controls And Wiring Harness W/Protective Cover That Exceeds Nema 4 Ratings
	1	Tachometer / Hourmeter On Color LCD Display Module
	1	Throttle Control At Hose Reel Control Panel
	1	Transfer Case Shift Controls In Cab

	1	Two Channel Camera System With 7" Swivel Color LCD Monitor
	1	Vacuum Gauge On Color LCD Display Module
	1	Water Pressure Gauge On Color LCD Display Module
	1	Water Pump Hourmeter (At Front Control Panel Lcd Display)
	1	Water Pump On/Off Switch
	1	Drivers Side Mounting Of Water Manifold And Hydraulic Control Valve.
	1	Blower Temp Gauge & Connection To Air Operated Relief Valve
	1	Boom, Body And Tailgate Aux. Hydraulics (Powered By Hose Reel Power Pack)
	1	Debris Tank High Level Light (Reqs. Float Level Indicator)
	1	Low Water Light And Horn Combination
	1	Reel Shift For Transfer Case
SPECIAL	1	HOSE REEL PAY IN/ PAY OUT ON WIRELESS REMOTE
2130170047	1	Linus-4 Wireless Remote Control To Control All Boom Functions, Throttle, Blower On/Off, Hose Reel Pay In/Out, E-Stop (Returns Eng To Idle), Water Pump Speed Control. Includes Carrying Belt For Transmitter (Not Available For The High Dump Option Or Fully Automated Controls).
Lighting		
	1	LED D.O.T. Lighting (Includes Stop,Tail,Turn And Back-Up)
	1	Boom Work Lights-Two
	1	Power Module Work Lights- (2)
	1	Rear Mounted Traffic Advisor-Bar Type LED Whelen Tac85
	1	Strobe Light - Body - Two Whelen L21LAP Class 1 360 Degree Super LED W/ Limb Guard
	1	Strobe Light - Front - Two Whelen L21lap Class 1 360 Degree Super LED W/ Limb Guard
2190190025	1	Strobe Light - Front-Two- Mirror Mounted Whelen L22LAP Class 2 360 Degree Super LED W/ Limb Guard
2190190081	1	Whelen Single Amber Flat Strobes To Be Mounted On Top Front PS And DS Water Tanks Facing Sides.
NOTE:	1	Above 6 Whelen Single Marker Lights - Clear - To Be Mounted On Water Tank Outriggers And Side Facing On Front Bumper On Both DS And PS Like 2190190034.
2190190089	1	Whelen Single Amber Flat Strobes To Be Mounted On Top Rear PS And DS Water Tanks Facing Rearward.
	6	Whelen Single Marker Light Style Flat Strobe. (Specify Quantity & Location):
	1	Rear Work Light - Two
Toolboxes		
	1	Tube Rack Mounted On Silencer
	1	One Lockable Tool Box, Aluminum (18 X 18 X 60)
	1	Additional Lockable Tool Box, Aluminum (18 X 18 X 50)
	1	Front Bumper Toolbox Aluminum
	1	Traffic Cone Holder
	1	Rear Door Tube Rack / Holds (4) Tubes
Packaged Items		
80363250	1	Fire Extinguisher (5#)
VA34240095	1	Emergency Road Kit
	1	Pendant Remote Control
	1	Tigertail Hose Guide (One)
2130360004 &	1	1" Blue Star Standard Nozzle 87 GPM @ 2000 PSI PN 2130360004 & 1" Blue
2130360003		Star Arrow Nozzle 87 GPM @ 2000 PSI PN 2130360003
43NZA30190-S16S	1	Small Nozzle Skid 1" X 3-7/8" X 15" Long
	1	24' X 8" Bandlock Type Aluminum Vacuum Tubes, (2) 4.0' VA40020002, (2) 5.0' VA40020003, (1) 3.0' VA40020001, (7) 8" Clamps VA40010071, (7) 8" Gaskets VA38010018, (1) VA40020033 8" X 3'-0" Nozzle Aluminum Alligator (Catch Basin Nozzle)
43NZA30190-S16L	1	1 " Nozzle Extension 15" Long Standard
Manuals		
	1	(1) Paper Copy Provided For Operator & Safety Manual
Dealer Supplied		
	1	1" DUAL DEGREE NOZZLE
	1	1" HEAVY BOMB NOZZLE
	1	1" MINI MISSILE
	1	1" PENETRATOR
	1	1" SKID
	1	1" SMALL DIA NOZZLE
	1	1" STEP NOZZLE
	1	1" WARTHOG
	1	CHAIN CUTTER
	1	LONG HANDLE GRABBER
	1	MANHOLE ROLLER

1 must be male end on truck side of vac hose
4 TOOL HOLDER CLAMPS INSTALLED

Total Machine & Attachment Net Price:	\$436,096.16
3.00% 2026 Price Increase Adjustment:	\$13,478.88
1 Year Standard Warranty	\$0.00
Vacall Supplied, New, Freightliner, 370 HP, Auto, No BOC Non-CARB, G1 :	\$135,378.00
Net Option:	
PDI	\$1,500.00
Total Net Price:	\$586,453.04

Terms: XJ1 - Sourcewell Vacall Contract # 101221 - Net 30

Standard Warranty: **Module:** 1 Year, **Debris Body:** Untreated Steel or Weathering Steel - 1 Year. **Water Tank:** Polypropylene - 1 Year, Aluminum - Lifetime. **Corrosion** 5 Years.

Standard shipping terms are EXW - Ex Works Factory - (EX3) - New Philadelphia, Ohio unless otherwise noted.

Customer is responsible for freight charges. Freight charges will be added to invoice at time of shipment unless other arrangements have been made.

Note: The above quote is valid until 9/25/2024

Model Specs:

Buyer agrees that by signing this Machine Quote and Order it has agreed to purchase the equipment and/or parts and attachments identified herein and has read and agreed to either: (i) Gradall's terms and conditions in a validly executed dealer agreement if the Buyer is an authorized dealer or (ii) Gradall's Standard Terms and Conditions of Sale located at <https://www.giquote.com/terms> which are hereby incorporated by reference with the same force and effect as though fully set forth herein, if the Buyer is a direct customer.

NAME: _____

DATE SIGNED: _____

Print Generated by Gradall Industries, LLC Printed By: Bryan Robinson on 8/27/2024

July 24, 2024

City of Ottumwa

Aaron-



Per your request, this **Sourcewell Proposal** contract # 101221-VTR has been generated based on your requested items for a Vactor 2100i Combo Sewer Truck mounted on a Vactor Provided Freightliner Chassis. Listed below are the details on the equipment and price.

2024 VACTOR 2100i Combo Sewer Truck: 2100i PD- 18" Vacuum- 12 yrd Debris Body - Combo, 1,500 Gallons of Water, includes the optional features listed below and including standards on the following page:

Body Options

Anti Splash Valve- Body Inlet
Cyclone Washout System
Handgun Couplers- Front and Rear
Bellypack Wireless Controls with hose reel controls- 2-way communications- and LCD Display
Digital Debris Body Level Indicator Tied to Vacuum Relief
Rear Door Splash Shield
Folding Pipe Rack - Curbside -7" Pipe
Folding Pipe Rack - Streetside -7" Pipe
Centrifugal Separators (Cyclones)
Externally Mounted Trash Pump w/Floating Arm
Pump Off Plumbing to Front- Outlet Location will be dependent on supplied chassis
Full Rear Door Swinging Screen
6" Rear Door Butterfly Valve w/Port -6:00 position
Debris Body Flushout

Hose Reel Options

800' x 1" Piranha Sewer Hose 2500 PSI in lieu of STD
Hose Reel Wrapped for Delivery
Hose Wind Guide (Dual Roller) – Auto – Indexing
Front Hose Reel Tool Storage
Rodder Hose Pinch Roller

Vacuum Options

Front Blower Controls
Blower High Temp Safety Shutdown
Hydro Excavation Kit - Includes Lances w/ Shield - Nozzles - Storage Tray and Vacuum Tube

Boom Options

180 deg. 10' x 15' Rapid Deployment Boom
Rotatable Boom Inlet Hose
Heavy Duty RDB Hose
RDB Washout Coupling

Water System Options

80 GPM/2500 PSI Jet Rodder pump
Stainless Steel Water Barrel for Jet Rodder Pump
304 Stainless Steel Water Tanks Upgrade in lieu of Aluminum - Tandem Axle
Additional Water- 1500 Gal Total
Rodder System Accumulator - Jack Hammer on/off Control at Hose Reel
Cold Weather Recirculator- PTO Driven- 25 GPM
2 High Pressure Hose Reels
Digital Water Level Indicator
Air Purge
Continuous Water Tank Fill



ENVIRONMENTAL SOLUTIONS AND SUPPORT

Storage Options

Safety Cone Storage Rack - Post Style
Long Handle Tool Storage
Tool Baskets- Front Bumper Mounted- 16 x 12 x 18 w/ (2) LED Side Markers
Toolbox- Behind Cab - 16w 30h x 96d - with Lighting
Toolbox- Driver Side Chassis Frame- 24w x 24h x 24d
Toolbox- Passenger Side Chassis Frame- 30w x 18h x 24d
Toolbox- Driver Side Subframe- 18w x 24h x 24d

Lighting Options

Rear Directional Control- LED Arrowstick
14 Light Package- 14 Federal Signal Strobe Lights- LED
Amber Lights for Flashing Light Package
Worklights (2), Self-Leveling Boom LED
Worklights (2)- LED- Rear Door
Worklight- LED- Operators Station
Worklight- LED- Hose Reel Manhole
Worklight- LED- Passenger Side

Paint

Debris Body- White, Chassis Cab- White

Chassis

Tandem Axle -2025 Freightliner 114SD SBA6x4 - 370 HP - Auto - 66,000 GVWR - GHG

Machine Standards

2100i PD- 18" Vacuum- 12 yrd Debris- Combo
Operator Station Curb Side Toolbox
Aluminum Fenders
Mud Flaps
Color Coded Sealed Electrical System
Intuitouch Electronic Package
Double Acting Hoist Cylinder
Handgun Assembly
Ex-Ten Steel Cylindrical Debris Tank
Flexible Hose Guide
(3) Nozzles with Carbide Inserts w/Rack
Suction Tube Storage
1" Nozzle Pipe
10' Leader Hose
Flat Rear Door w/Hydraulic Locks
Dual Stainless Steel Float Shut Off System
Microstrainer Prior to Blower
Fixed Rear Door Pipe Rack -7" Pipe
Subframe Mounted -2 Pipe Rack -7"
Lube Manifold, with Lube Chart
Debris Body Vacuum Relief System
Debris Deflector Plate
60" Dump Height
Debris Body-Up Message and Alarm
Low Water Indicator On Screen w/Alarm and
Water Pump Flow Indicator

3" Y -Strainer at Passenger Side Fill with 25' Fill Hose
Additional Water Tank Sight Gauge
Liquid Float Level Indicator
Digital Water Pressure Gauge
Front Joystick Boom Control
Boom Hose Storage
Boom Out of Position Message and Alarm
3"Y -Strainer @ Water Pump
Midship Handgun Coupling
Chassis Engine Cooling Package
Side Mounted Water Pump
Digital Hose Footage Counter
Hose Reel Manual Hyd Extend/Retract
Hose Reel Chain Cover
Hydraulic Tank Shutoff Valves
Rodder Pump Drain Valves
Hydraulic Extending 15" - Rotating Hose Reel - 1" x800' Capacity
Tachometer/Chassis Engine w/Hourmeter
Water Pump Hour Meter
PTO Hour Meter
Hydraulic Oil Temp Alarm
Tachometer & Hourmeter/Blower
Circuit Breakers
LED Lights- Clearance- Back-up- Stop- Tail & Turn
Tow Hooks- Front and Rear
Electronic Back-Up Alarm
Camera System- Rear Only
7" Vacuum Pipe Package

www.macqueengroup.com

4607 SE Rio Ct, Ankeny, IA 50021 . Bus: 515.289.9994 . Fax: 515.289.9995



VACTOR

ENVIRONMENTAL SOLUTIONS AND SUPPORT

PRICING SUMMARY:

2024 VACTOR 2100i Sewer Combo Truck List Price: **\$466,411.00**

Sourcewell Discount 3% off List: **\$13,993.23**

Items not Listed on Sourcewell Contract

2025 Freightliner 114SD Purchase Price: **\$118,487.00**

PDI, FRT-IN, FRT-OUT: **\$4,700.00**

COMBINED NET UNIT PURCHASE PRICE: \$575,604.77

**DOES NOT INCLUDE APPLICABLE SALES TAXES & LICENSING FEES*

Price Includes: Delivery to customer location, on-site training.

Delivery Timeframe: October or December 2024

Standard Warranty: Vactor/Tru-Vac: 1 year parts/labor warranty, 5 Year Warranty on Debris Tank(s) against leaks, 10 years against metal water tank leakage due to corrosion, 2 Year Vactor Rodder Pump

Training: Upon Delivery: MacQueen will provide up to two (2) Days of Operator/Maintenance Training

Factory Mechanic Training: 4-Day Class- Hands On Mechanic Training for Purchaser. Purchaser required to pay travel cost.

Terms of Sale: Proposed prices are based on current costs and therefore subject to change with written notice to account for changes beyond seller's control.

Payment Terms: Net 30 Days

Quotation Expires: August 31, 2024. Subject to Availability

Please review and contact me with questions.

Thank you.

Andrew M Lee

Andrew Lee
Sales Manager
MacQueen Equipment

www.macqueengroup.com

4607 SE Rio Ct, Ankeny, IA 50021 . Bus: 515.289.9994 . Fax: 515.289.9995



GREATER
OTTUMWA

[PARTNERS IN PROGRESS]

OTTUMWA CITY COUNCIL

SEPTEMBER 3, 2024

STATE OF THE COMMUNITY

- Commercial Investment
- Business Expansion
- Workforce

COMMERCIAL INVESTMENT

2023 Completed Projects Total \$25M+

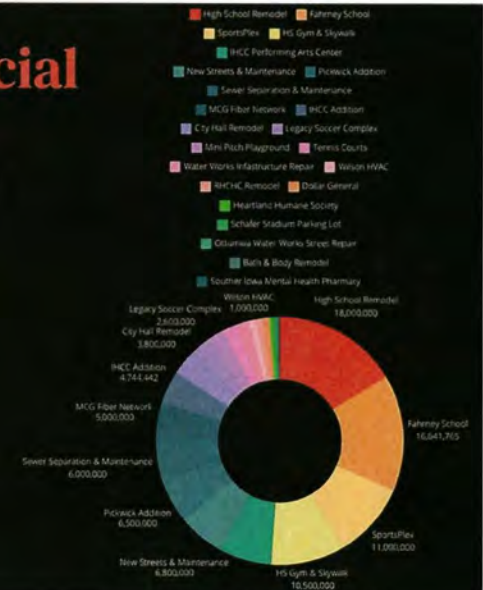
- Cobblestone Hotel
- Park Showerhouse
- Criminal Justice Training Center
- Wildwood Plaza
- State of Art Cath Lab – ORHC
- Much more....

Ottumwa's Commercial Growth 2024

THIS WILL BE THE HIGHEST INVESTMENT IN OUR COMMUNITY SINCE AT LEAST 1989.

Reported Money Invested in Local Projects

PUBLIC FUNDING	\$95,206,207
PRIVATE FUNDING	\$14,742,175
TOTAL INVESTMENTS	\$109,948,382



BUSINESS EXPANSION

April 2024 – Current

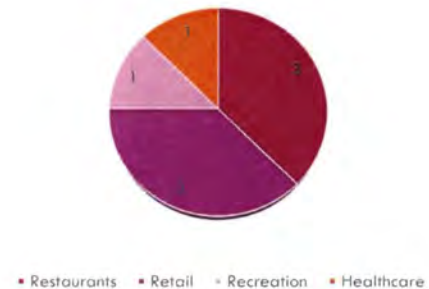
- **New Openings**

- Karen Thia Cuisine
- KC Creamery
- Shakin' Shellfish
- Snookered Pool Hall
- Garrison Rock
- Greenleaf Tobacco (x3)

- **Closures**

- Garrison Rock

2024 Business Growth



Net 1% growth Jan 2024 - Current

ECONOMIC IMPACT OF TOURISM AND SPENDING



FY 2023-24 vs. FY 2021-22

- **LOSST**
 - **FY 2023-24 \$4.344M**
 - **FY 2021-22 \$4.160M**
- **Hotel/Motel Tax**
 - **FY 2023-24 \$550K**
 - **FY 2021-22 \$473K**



WORKFORCE

	July, 2024	July, 2023
Unemployment Rate		
Wapello County	4.2%	4.0%
Iowa	2.8%	3.0%
U.S.	4.3%	3.5%
Labor Participation Rate		
Wapello	62.1%	62.1%
Iowa	66.4%	67.8%
U.S.	62.7%	62.6%
Jobs		
Wapello County	15,760	16,310

R A G B R A I W R A P – J U L Y 2 0 2 4

- **18K Riders, Estimated 10-11K Event**
- **Occupancy 89% (Total July) 2024, 53% (68% increase)**
- **Hotel/Motel Revenue increase approx. \$9K for July**
- **LOSST increased \$28K over DOR Estimate**
- **GOP had 2nd highest year ever**
- **Voted Best Overnight Stop: 2024**
- **Estimated Economic Impact: \$870K**



Photo Credit: RGS Photography

GOPIP REPORT TO COUNCIL

- **Retail Development**

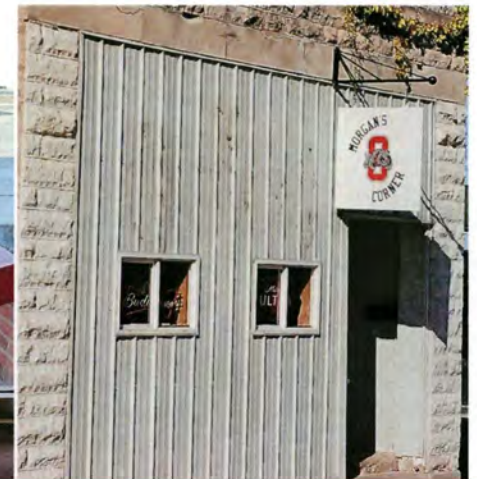
- **Retail Strategies**

- **Recruitment**

- **20K sq ft LOI for Herberger's box failed, retailer withdrew offer**
 - **Pad site at QPM**
 - **Focus shifted to Target box**
 - **Launched flyer for franchise opportunities**
 - **Other current sites of focus: Theater Drive, Richmond District property, Wildwood Plaza**

BUSINESS DISTRICTS

- West End/2nd St. Partnership
 - Morgan's Corner Installation Complete
 - Botanitas Isa Aby's ready for install
 - 3 new signs to be designed



BUSINESS DISTRICTS

- **Church St.**
 - **Commissioned 5 Floral Structures**
 - **Installed 3 additional trash receptacles**
 - **Business District Meeting – August 26, 2024**
 - **Current Opportunities**
 - **Completed Oxbow Trail**
 - **Crosswalks**
 - **Lighting**



HELGERSON FLATS

- **IEDA Site Certified – 77+ Acres**
 - **Environmental Studies Complete**
 - Awaiting Jurisdictional Determination
 - **SHPO Complete**
 - **Utilities studies complete**
- **Anticipation of 10-1-24 complete recertification**
- **Next Steps**
 - **Incentives Packaging**



NEW EVENT PRODUCTIONS

- **Dia De Los Muertos**
 - **November 2, 2024**
 - **Partnership with LULAC #377**
 - **Mission attainment: DEIB**
- **Ottumwa International Film Festival**
 - **March 21-22, 2025**
 - **Mission attainment: Quality of Life**



MARKETING

- **Video Production**
 - **Corporate Campaign video in approval status**
 - **Production began on Community Marketing Video**
- **Talk Ottumwa!**
 - **September launch of Arts in Ottumwa**
 - **April 3, 2024 episode: Chief Chad Farrington**

BUSINESS ENGAGEMENT

- **GOPIP Bucks**
 - **\$11K issued this year**
- **Ambassadors**
 - **10 Ribbon Cuttings April 1, 2024 – Current**
- **Future**
 - **Business specific consultations**
 - **Eggs and Issues**
 - **Youth Workforce Initiative**

CURRENT PARTNERSHIP ACTIVITIES

- **Riverfront Development**
- **E Alta Vista**
- **Iowa DOT Presentation**
- **Foundation**
 - **Ottumwa Juneteenth**
 - **West End Ignited**
- **Iowa State University**

QUESTIONS?





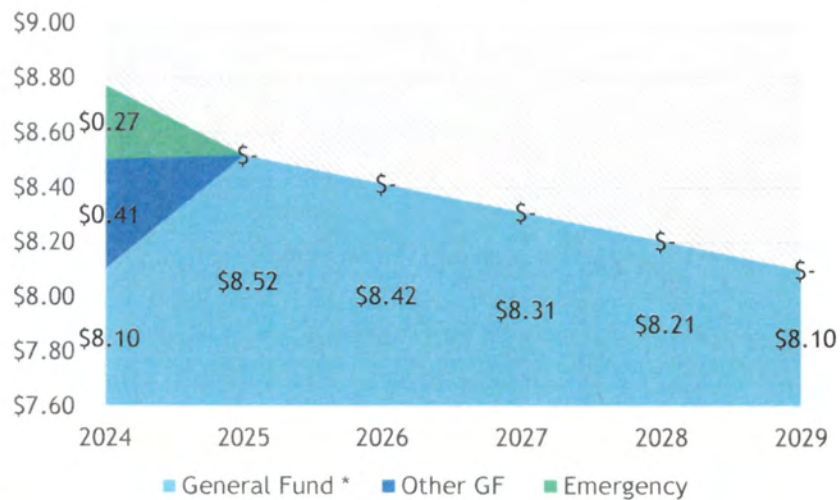
LOSST: A Glimpse Into the Future

Why Should I Care?

- ▶ The Local Option Sales & Services Tax is due to expire on 12/31/2025 unless the City votes to continue this revenue source
 - ▶ Optional 1% Sales Tax previously adopted by the voters of Ottumwa
 - ▶ Currently provides an estimated \$4.4M to the City of Ottumwa
- ▶ Special Election on September 10, 2024
 - ▶ Ballot question to:
 - ▶ A) **CONTINUE** the collection of a 1% Local Option Sales & Services Tax (LOSST) - This is **NOT a New Tax**
 - ▶ B) Revise the purpose for use of this revenue - authorize the city to increase the percentage going to the General Fund for property tax relief due to Combined General Fund Levy impact

Why Was Add'l Property Tax Relief Considered?

Consolidated General Fund Over Time



Tax Levy Trend



What Does the Gen. Fund Provide?

▶ General Fund (a/k/a \$8.10 Levy)

- ▶ Public Safety - police, fire, dispatch and emergency management
- ▶ Public Works - engineering and refuse collection
- ▶ Health & Social Services - building / code enforcement and health dept. clean-ups
- ▶ Culture & Recreation - muni. band, parks, and Beach Ottumwa
- ▶ Community & Economic Development - planning / zoning
- ▶ General Government - administrative support to departments plus City Hall maintenance
- ▶ Operating Transfers - Add'l Support to BVC, Cemetery, & Library

▶ Plus Previous Levies Rolled into Same \$8.10

- ▶ Emergency Levy - Gen Fund Support
- ▶ Event Center - Support to Fund BVC Contractual Obligation
- ▶ Library Levy - Previously Voted to Support Library

Maintaining the Current Ratio 90/10 - (Status Quo)

- At current service level = structural deficit
- By FY32 estimated \$1M annual deficit
- By end of FY35 combined deficit is estimated \$8.5M



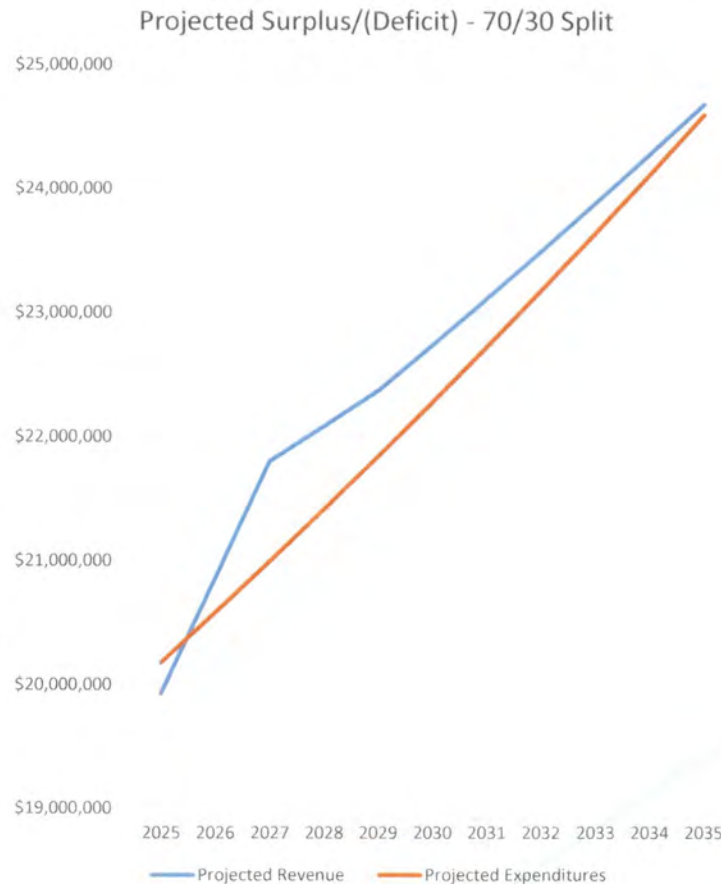
Maintaining the Current Ratio 80/20



- At current service level = structural deficit
- FY27 est \$70K annual deficit - grows to \$794K annual deficit by FY35
- By end of FY35 combined deficit is estimated \$4.4M

Maintaining the Current Ratio 70/30 - (Presented)

- At current service level = structural surplus
- By FY35 annual surplus estimated \$86K
- Surplus \$ could be used to support street/sewer projects or reduce levy



Sample Ballot Language

- ▶ SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED?
 - ▶ Yes []
 - ▶ No []

- ▶ A local sales and services tax shall be imposed in the City of Ottumwa, Iowa, at the rate of one per cent (1%) to be effective on January 1, 2026 until December 31, 2035.

- ▶ Revenues from the sales and services tax shall be allocated as follows:
 - ▶ 30% for property tax relief
 - ▶ 70% for street improvements and/or sewer improvements



Questions?

Other Resources Related to LOSST Vote?

- ▶ *League of Women Voters LOSST Forum* - August 22, 2024
- ▶ *Special Meeting of Ottumwa City Council* - April 23, 2024
- ▶ Iowa League of Cities LOSST - *Special Report*
- ▶ State of Iowa - Department of Revenue

received

8-27-24 845

Item No. F.-1-C.

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: Sep 3, 2024

Finance

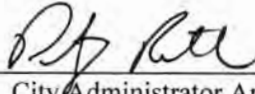
Department

O'Donnell

Prepared By

O'Donnell

Department Head



City Administrator Approval

AGENDA TITLE: RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$16,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES



Public hearing required if this box is checked.



The Print or Publication for each Page (including an attached to this City Summary) of this Print or Publication is not attached. (If this is not the case, please print the page(s).)

RECOMMENDATION: Pass and adopt Resolution 182-2024

DISCUSSION: Phase 8, Division 3 of the sewer separation project is ready to move forward. Financing for the project will be through the Iowa Finance Authority (IFA) state revolving loan fund (SRF). Normal repayment of SRF funds is through user fees. Staff is proposing repayment using local option sale/service tax (LOSST). As such, the IFA treats the loan as general obligation debt and we must follow the procedures for issuance of that debt.

Source of Funds: N/A

Budgeted Item:

☐

Budget Amendment Needed: No

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON SEPTEMBER 3, 2024**

CITY OF OTTUMWA, IOWA

Not to Exceed \$16,000,000 General Obligation Capital Loan Notes (State of Iowa Revolving Fund Loan).

- Public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 3, 2024

The City Council of the City of Ottumwa, State of Iowa, met in regular session, at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at 5:30 o'clock P.M., on the above date. There were present Mayor Johnson, in the chair, and the following named Council Members:

Keith Caviness, Cyan Bossou, Cara Galloway, Bill Hoffman, Jr.,
Doug McAntire

Absent: None

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$16,000,000 General Obligation Capital Loan Notes in order to provide funds to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System for the collection, treatment, and disposal of sewage and industrial waste in a sanitary manner, and for the collection and disposal of surface waters and streams, including for Blake's Branch Sewer Separation, Phase 8, Division 3 an essential corporate purpose, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes, had been published pursuant to the provisions of Sections 384.24, 384.24A and 384.25 of the Code of Iowa, as amended.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposal. The Clerk advised the Mayor and the Council that zero written objections had been filed. The Mayor then called for oral objections to the proposal and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections
received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member Caviness introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$16,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- ☒ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings to the meeting to be held at _____ o'clock ____ .M. on the _____ day of _____, 2024, at this place.

Council Member Bossou seconded the motion. The roll was called and the vote was,

AYES: Caviness, Bossou, Galloway, Hoffman, McAntire

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 182-2024

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE AUTHORIZATION OF A
LOAN AND DISBURSEMENT AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$16,000,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$16,000,000 General Obligation Capital Loan Notes for the purpose of paying costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System for the collection, treatment, and disposal of sewage and industrial waste in a sanitary manner, and for the collection and disposal of surface waters and streams, including for Blake's Branch Sewer Separation, Phase 8, Division 3, and has considered the extent of objections received from residents or property owners as to said proposal and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF OTTUMWA, IOWA:

Section 1. That this Council does hereby institute proceedings and takes additional action for the authorization of a Loan and Disbursement Agreement and issuance in the manner required by law of not to exceed \$16,000,000 General Obligation Capital Loan Notes to evidence the obligation thereof for the foregoing purpose.

Section 2. That this Council does hereby consent to the terms and conditions of the SRF Loan Program, which terms and conditions and the disclosures provided with respect thereto are hereby acknowledged, accepted and approved.

Section 3. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2, because the City reasonably expects to reimburse with the proceeds of the Notes, all or a portion of original expenditures incurred in connection with the above purposes.

PASSED AND APPROVED this 3rd day of September, 2024.



Mayor

ATTEST:



City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this 3 day of September, 2024.

Christina Reinhard

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

OTTUMWA COURIER

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community

Public Notices

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF OTTUMWA, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$16,000,000 GENERAL OBLIGATION NOTES FOR AN ESSENTIAL CORPORATE PURPOSE AND THE PUBLIC HEARING ON THE AUTHORIZATION AND ISSUANCE THEREOF. PUBLIC NOTICE is hereby given that the City Council of the City of Ottumwa, State of Iowa, will hold a public hearing on the 3rd day of September, 2024, at 5:30 P.M., at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at which meeting the Council proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority and the issuance to the Iowa Finance Authority of not to exceed \$16,000,000 General Obligation Capital Loan Notes to evidence the obligations of the City under the said Loan and Disbursement Agreement in order to pay the costs of the acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System for the collection, treatment, and disposal of sewage and industrial waste, in a sanitary manner, and for the collection and disposal of surface waters and streams, including for State's Branch Sewer Separation, Phase 2, Division 3. Principal and interest on the proposed Loan and Disbursement Agreement will be payable from the Debt Service Fund. The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$86.09. Abatement of the levy with other funds may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder or will abandon the proposal.

This Notice is given by order of the City Council of the City of Ottumwa, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa, as amended.

Dated this 20 day of August, 2024.
Christina Reinhard
City Clerk, City of Ottumwa
State of Iowa
Published: August 22, 2024

The Council of the City of Eddyville met in a regular session on Monday, August 5, 2024 at 8:00 PM. In City

Public Notices

Inc. for \$3,350 for a grapple. Aye: 3. Nay: 0. Motion carried. Mayor Greenlee gave an update on the park and recreation committee. He reported that RAGBRAI was successful. Mayor Greenlee thanked everyone that volunteered and helped with RAGBRAI. The post RAGBRAI meeting will be Wednesday, August 28, 2024 at 4:15 PM.

Veldhuizen introduced Resolution 2024-60 and moved its adoption, a resolution to approve the transfer of funds from the Sewer Fund to the General Fund for July 2024, seconded by Lettington, Aye: Sutton, Veldhuizen, and Lettington. Nay: 0. Resolution passed.

Lettington introduced Resolution 2024-61 and moved its adoption, a resolution to approve the transfer of funds from the Sewer Fund to the Sewer Note Fund for August 2024, seconded by Sutton, Aye: Veldhuizen, Lettington, and Sutton. Nay: 0. Resolution passed.

Lettington moved, seconded by Sutton to approve the sewer charge at 202 S. 3rd Street. Aye: 2. Nay: 1 (Veldhuizen). Motion carried.

Veldhuizen introduced Resolution 2024-62 and moved its adoption, a resolution assessing delinquent sewer fee on property taxes. Mahaska County, seconded by Sutton, Aye: Lettington, Sutton, and Veldhuizen. Nay: 0. Resolution passed.

Public Notices

*ELLIOTT OIL COMPANY
FUEL 90.10
FALVEY LUMBER
SUPPLIES 168.09
IOWA DOT
BLADES 608.60
*JCS JOHNS, LLC
RAGBRAI RESTROOM SERVICE 3,675.00
*KIRBY WOOD
CONTRACT LABOR 1,027.50

MAHASKA COUNTY SOLID WASTE
TRASH PICKUP FOR RAGBRAI 14.41
*MIDWEST SANITATION
TRASH PICKUP 8,623.01
*ROGER RAGEN
CONTRACT LABOR 225.00
RON WELSCHE
SHARPING CHAINS 14.00
*SANDRIDGE TIRE AND AUTO
2 BATTERIES 431.52

*THE OTTUMWA COURIER
PUBLICATION 16.49
*ZIEGLER
PREVENTATIVE MAINTENANCE FOR GENERATOR 1,169.65
*ZIEGLER
PREVENTATIVE MAINTENANCE FOR GENERATOR 1,336.04
*ZIEGLER
PREVENTATIVE MAINTENANCE FOR GENERATOR 1,169.65
TOTALS: 20,484.88
LIBRARY
AMAZON CAPITAL SERVICES
SUPPLIES 74.88
BAILY OFFICE OUTFITTERS
SUPPLIES 117.95
BAKER AND TAYLOR
LIBRARY MATERIALS 27.71

CITY OF EDDYVILLE
PETTY CASH 23.59
MONROE COUNTY NEWS
SUBSCRIPTION 57.00
OVERDRIVE, INC
E-BOOK FEE 532.80
TOTALS: 1,082.93
SEWER
CITY OF EDDYVILLE
REIMB FOR WAGES 2,205.60
EDDYVILLE SEWER NOTE
FUND

TRANSFERRING FUNDS
2,433.33
EETNC LLC
TESTING 1,428.45
FALVEY LUMBER
SUPPLIES 19.96
GARDEN AND ASSOCIATES
WWT INVESTIGATION 150.00
U.S. CELLULAR
SERVICE 45.67
TOTALS: 6,263.01
ELECTRONIC PAYMENT
General
ALLIANT ENERGY
SERVICE 173.26
ALLIANT ENERGY
SERVICE 84.75
ALLIANT ENERGY
SERVICE 1,788.59
ALLIANT ENERGY
SERVICE 61.28
ALLIANT ENERGY
SERVICE 54.91
ALLIANT ENERGY
SERVICE 130.53
ALLIANT ENERGY
SERVICE 112.21
ALLIANT ENERGY
SERVICE 36.11
ALLIANT ENERGY
SERVICE 122.08
WINDSTREAM
SERVICE 504.86
WINDSTREAM
SERVICE 68.80
BP FUEL 78.85
ALLIANT SEWER
SERVICE 40.57
ALLIANT ENERGY
SERVICE 2,650.01
ALLIANT ENERGY
SERVICE 141.13
ALLIANT ENERGY
SERVICE 84.23
ALLIANT ENERGY

Public Notices

0.00
Perpetual 125.00
0.00
Water 13,977.75
Sewer 17,299.06
Sewer 4,268.73
Sewer 2,433.33
Solid 0.00
Solid 8,234.72
8,630.43
Totals 102,941.62
123,328.07

Meeting adjourned at 6:57 PM.
Doug Greenlee, Mayor
ATTEST:
Katie Smith, City Clerk
Published: August 22, 2024

The Eddyville Water Department met in Special session on Wednesday, August 7, 2024 at 4:00 PM City Hall. Board Members present: Nick Batterson, Rod Ashman and Scott Elsness. Board Members absent: 0. Ashman moved, seconded by Batterson to approve minutes of meetings in July 2024. Aye: 3. Nay: 0. Motion carried.

Batterson moved, seconded by Ashman to approve bills for July 2024 payable in August 2024. Aye: 3. Nay: 0. Motion carried.

There was discussion on what will happen to the generator at the water plant after Mahaska County Rural Water takes over. The water board would like to see the city attorney write up an agreement between the water board and rural water for what will be turned over to rural water. BILLS FOR JULY 2024 PAYABLE IN AUGUST 2024
ALLIANT ENERGY
SERVICE 851.47
BP FUEL 102.70
CITY OF EDDYVILLE
UTILITY SUPT WAGES 2,205.61
FALVEY LUMBER
SUPPLIES 9.79
FEDEX SHIPPING 8.86
FEDEX SHIPPING 33.32
HAWKINS CHEMICALS
1,310.00
IOWA ONE CALL
LOCATES 34.20
MIDAMERICAN ENERGY
SERVICE 22.85
THE OTTUMWA COURIER
PUBLICATION 53.35
U.S. CELLULAR
SERVICE 145.10
TOTALS: 4,777.25
ELECTRONIC PAYMENT
IOWA DEPARTMENT OF
REVENUE
WATER EXCISE TAX 794.11
Meeting adjourned.

Public Notices

milled down. Fred Clubb advised that it was scheduled for this week.
HEALTH COMMITTEE - None
BUILDING & GROUNDS & PARKS - Mr. Birch advised that he had toured the cemetery earlier that day and thought the best course of action was to spray the East and South side of the cemetery and to not spray the area that borders the shared property line.

Mayor Johnson advised that he had spoken with a company and had received an approximate quote of \$500.00 to spray the cemetery. Mayor Johnson further advised that the clearing of the overgrowth from the cemetery will require bids and to be put on the agenda.
FIRE BOARD - No Change
Library Board - All is well.

PERMITS - None
PUBLIC FORUM: Mrs. Hunter spoke about RAGBRAI and Chief Wapello Memorial Park. She advised that 150 people stopped to see the park from 34 different states and 5 different countries. Everyone who participated from the Park wants to do it again next year. Mrs. Ludwig spoke about the situation she has had with her neighbor regarding the backing of water draining on her property. Mrs. Ludwig advised that she had spoken with the DNR and they had advised her to ask the city to redirect the water. Mayor Johnson advised that he would personally reach out to the neighbor to see if the situation could be resolved. Ms. Sedore spoke about the property that she owns that borders the cemetery. She asked that there were certain areas that she really didn't want sprayed with chemicals due to her dogs being walked there daily. Mayor Johnson told Ms. Sedore that the club would meet with her to mark out areas not to spray.

COMMENTS: Mayor Johnson spoke about the lightning strike that disabled the watershed building. Advised to file a claim with insurance for all of the damage done. Windstream has already been out to replace the internet modem. Mayor Johnson further spoke about a request that had been received from Wapello County about paying the Chief Wapello Road. Mr. Birch advised that the city budget was tight and a good idea. Mrs. Ulin further advised the request was not in the budget.

OLD BUSINESS
NEW BUSINESS
AGENCY AUTO - No one showed up to speak on behalf of Agency Auto. The owner William Eaton had requested to be added to the agenda so he could ask for an easement for parking. No vote was taken due to no one showing up from Agency Auto.
ADJOURNMENT - Ms. Desher motioned to adjourn. Seconded by Mr. O'Brien. All Ayes.
Meeting adjourned at 7:25 pm.
John Johnson, Mayor
Attest:
Angela Schaffer - City Clerk
Aug-24
Alliant Energy \$3,764.90
Aug-24
Answer Iowa \$125.00
Aug-24
Atomic Tarmite & Pest Control \$70.00
Aug-24
Badger \$45.60
Aug-24
BP \$287.61
Aug-24
Chase \$1,049.91
Aug-24
CJ Cooper \$85.00
Aug-24

Public Notices

Aug-24
Waste Management
\$5,558.94
Aug-24
Wellmark Blue Cross Blue Shield Insurance \$1,693.04
Aug-24
Windstream \$505.33
Aug-24
Winger Contracting Company \$1,586.00
Total \$29,736.15

CITY OF AGENCY
WARRANTS LIST
2024 - July
ACDC
\$1,250.00
Agency Fire & Rescue - ICAP Grant \$1,000.00
Alliant Energy \$2,844.70
Answer Iowa \$137.00
BCBS - August 2024
\$1,693.04
BP \$306.89
Chase \$599.88
DCC \$23.78
Dorner \$4,344.15
Federal Withholding - July
2024 \$3,569.64
Elliott Oil \$24.62
Iowa DNR \$68.02
Iowa DNR - June 2024
\$34.52
IDR - Wet Sales - July 2024
\$422.27
IDR - Withholding \$1,408.00
Iowa League of Cities \$757.00
Iowa One Call \$31.50
Iowa Workforce Development \$24.56
IPERS - July 2024 \$127.80
Main Street Church \$337.83
Mediacom \$293.13
Menards \$84.14
Microbac Laboratories \$17.50
Mid American \$75.01
Ottumwa Water Works \$23.00

Payroll - A. Schaffer - Wages - 7/31 \$605.81
Payroll - A. Schaffer - Wages - 7/17 \$671.22
Payroll - A. Schaffer - Wages - 7/31 \$622.17
Payroll - D. Prose - Contract Wages - 7/17 \$93.15
Payroll - D. Prose - Contract Wages - 7/31 \$144.90
Payroll - F. Clubb - Wages - 7/31 \$1,571.50
Payroll - F. Clubb - Wages - 7/17 \$1,571.50
Payroll - F. Clubb - Wages - 7/31 \$1,571.50
Payroll - K. Caldwell - Wages - 7/31 \$446.36
Payroll - K. Caldwell - Wages - 7/17 \$446.36
Payroll - K. Caldwell - Wages - 7/31 \$510.90
Payroll - P. Muntz - Wages - 7/31 \$482.52
Payroll - P. Muntz - Wages - 7/17 \$404.00
Payroll - P. Muntz - Wages - 7/31 \$425.95
Stevens Ford & Lincoln \$52,663.84
Tyler Batterson - Cemetery Mowing May 2024 \$1,571.43
US Cellular \$75.03
Wapello Co. Sheriff \$297.75
Wapello Rural Water \$3,774.28
Waste Management
\$5,677.59
Windstream \$621.46
TOTAL \$98,441.02
REVENUE
GENERAL FUND \$46,902.92
ROAD USE FUND \$7,349.10
DEBT SERVICE FUND \$-
CUSTOMER WATER DEPOSITS
WATER WORKS FUND
\$12,263.65
SEWER FUND \$25,860.01
GARBAGE FUND \$6,065.94
TOTALS: \$98,441.02
Published: August 22, 2024

THE IOWA DISTRICT COURT FOR APPANOOSE COUNTY IN THE MATTER OF THE ESTATE OF CARL MAC DAVIS, Deceased
CASE NO. ESPR017320
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE

received
827.24 845

Item No. F.-1-D.

8/27/24

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: Sep 3, 2024

Finance

Department

O'Donnell

Prepared By

O'Donnell

Department Head



City Administrator Approval

AGENDA TITLE: RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY
REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR
CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

☐

Public hearing required if this box is checked.

☐

The Print of Publication for each Public Hearing must be attached to the Staff Summary. If the Print of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and Adopt resolution 187-2024.

DISCUSSION: The SRF loan for Phase 8 Div 3 is distributed on a reimbursement basis. Due to the loan being issued as general obligation debt rather than sewer revenue, a resolution is required indicating expenses will come from fund 315 Sewer Construction and will be reimburse to the fund.

Source of Funds: N/A

Budgeted Item:

☐

Budget Amendment Needed: No

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON SEPTEMBER 3, 2024**

CITY OF OTTUMWA, IOWA

- Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 3, 2024

The City Council of the City of Ottumwa, State of Iowa, met in regular session, at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at 5:30 P.M., on the above date. There were present Mayor Johnson, in the chair, and the following named Council Members:

Keith Caviness, Cyan Bossou, Cara Galloway, Bill Hoffman, Jr.,
Doug McAntire

Absent: None

Vacant: N/A

* * * * *

Council Member Caviness introduced the following Resolution entitled "RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS" and moved that it be adopted. Council Member McAntire seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: Caviness, Bossou, Galloway, Hoffman, McAntire

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 187-2024

RESOLUTION DECLARING AN OFFICIAL INTENT UNDER
TREASURY REGULATION 1.150-2 TO ISSUE DEBT TO
REIMBURSE THE CITY FOR CERTAIN ORIGINAL
EXPENDITURES PAID IN CONNECTION WITH SPECIFIED
PROJECTS

WHEREAS, the City anticipates making cash expenditures for one or more capital improvement projects, generally described below (each of which shall hereinafter be referred to as a "Project"); and

WHEREAS, the City reasonably expects to issue debt to reimburse the costs of a Project;
and

WHEREAS, the Council believes it is consistent with the City's budgetary and financial circumstances to issue this declaration of official intent.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, STATE OF IOWA:

Section 1. That this Resolution be and does hereby serve as a declaration of official intent under Treasury Regulation 1.150-2.

Section 2. That it is reasonably expected that capital expenditures will be made in respect of the following Project(s), from time to time and in such amounts as this Council determines to be necessary or desirable under the circumstances then and there existing.

Section 3. That the City reasonably expects to reimburse all or a portion of the following expenditures with the proceeds of bonds, notes or other indebtedness to be issued or incurred by the City in the future.

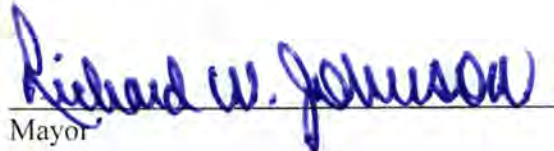
Section 4. That the total estimated costs of the Project(s), the maximum principal amount of the bonds, notes or other indebtedness to be issued for the foregoing Project(s) and the estimated dates of completion of the Project(s) are reasonably expected to be as follows:

<u>Project</u>	<u>Fund from which original expenditures are to be Advanced</u>	<u>Total Estimated Cost</u>	<u>Amount of Borrowing Anticipated</u>	<u>Estimated Date of Completion</u>
Sewer Separation – Phase 8, Division 3		\$14,500,000	\$16,000,000	

Section 5. That the City reasonably expects to reimburse the above-mentioned Project costs not later than the later of eighteen months after the capital expenditures are paid or eighteen months after the property is placed in service, but in no event more than three (3) years after the original expenditure is paid.

Section 6. That this Resolution be maintained by the City Clerk in an Official Intent File maintained in the office of the Clerk and available at all times for public inspection, subject to such revisions as may be necessary.

PASSED AND APPROVED this 3rd day of September, 2024.


Mayor

ATTEST:


City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 3 day of September, 2024.

Christina Runhard

City Clerk, City of Ottumwa, State of Iowa



(SEAL)

received
8-29-24 9AM

Item No. G.-1.

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : Sep 3, 2024

Philip Rath

Prepared By

Administration

Department

Department Head



City Administrator Approval

AGENDA TITLE: Ordinance No. 3232-2024: Proposed Ordinance to Establish
Regulations Applicable to the Use of Golf Carts and Amending Chapter
23 of the Code of Ordinances of the City of Ottumwa

☐

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt the third reading of Ordinance No. 3232-2024

DISCUSSION:

At the May 21, 2024 meeting of the City Council, a citizen request was introduced regarding the legalization and regulation of golf carts on city streets. On June 11 City Council held a work session and directed staff to draft language for future review and consideration. City staff along with the attorney tailored city code from the code adopted in Pleasant Hill, Iowa. A draft of this work product was reviewed at the July 15 work session. A few minor revisions were offered and the final product is attached for consideration. The first reading passed 3-2*, the second 3-2, and has been moved to the third reading.

*Absent council member identified as "no" vote

Source of Funds:

Budgeted Item:

☐

Budget Amendment Needed:

Ordinance No. 3232-2024

AN ORDINANCE AMENDING CHAPTER 23, MOTOR VEHICLES AND TRAFFIC, OF THE CODE OF ORDINANCES OF THE CITY OF OTTUMWA, IOWA BY ADDING A NEW ARTICLE XVI, GOLF CARTS, THEREIN FOR THE PURPOSES OF REGULATING THE OPERATION OF GOLF CARTS WITHIN THE CORPORATE LIMITS OF THE CITY OF OTTUMWA, IOWA

WHEREAS, Section 321.247 of the Code of Iowa permits the City Council ("Council") of the City of Ottumwa, Iowa ("City") to affirmatively approve the operation of golf carts on city streets by person's possessing a valid driver's license; and

WHEREAS, the Council has considered and deliberated on the question of whether to approve the operation of golf carts on city streets in the City; and

WHEREAS, the Council finds it to be in the public interest to allow the operation of golf carts on city streets in the City, subject to applicable provisions of the Code of Iowa and the Municipal Code of the City of Ottumwa, Iowa, as hereby amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, THAT:

SECTION ONE. The Municipal Code of the City of Ottumwa, Iowa is hereby amended by adding a new Article XVI to Chapter 23, Motor Vehicles and Traffic, as follows:

ARTICLE XVI – GOLF CARTS

Sec. 23-522. PURPOSE.

The purpose of this article is to regulate the operation of golf carts within the City as enabled by Code of Iowa, Section 321.247.

Sec. 23-523. DEFINITIONS.

For use in this article the following terms are defined:

- (a) Golf cart means a three (3) or more wheeled recreational vehicle primarily designed for transportation of person(s) and sporting equipment in the sport of golf that is either electric powered or gas powered.
- (b) Micromobility Device means a mobility device under one hundred pounds, which may be equipped with an electric motor for assistance or sole propulsion, designed for conveying the operator, with speeds of less than twenty miles per hour.

- (c) Primary roads or Primary road extension means those roads and streets both inside and outside the boundaries of municipalities which are under Iowa Department of Transportation jurisdiction.
- (d) Other Power-Driven Mobility Device (OPDMD) means any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for the purpose of locomotion, including golf carts, electronic personal assistance mobility devices, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair.

Sec. 23-524. OPERATION OF GOLF CARTS PERMITTED.

- (a) Golf carts may be operated upon city streets by persons possessing a valid driver's license, subject to the additional provisions of this article. While operated on a city street the number of passengers permitted on a golf cart shall not exceed the number of seats intended for passengers. While on city streets, operators must have on their person or in the golf cart proof of the required insurance.
(Code of Iowa, Sec. 321.247[1]).
- (b) Golf carts and operators of golf carts are considered vehicles and shall be subject to the Ottumwa Traffic Code when operating on city streets.
- (c) Golf carts are not subject to registration provisions of Chapter 321 of the Code of Iowa. (Code of Iowa, Sec. 321.247[2])

Sec. 23-525. EQUIPMENT REQUIREMENTS.

Golf carts operated upon city streets and alleys shall be equipped with a minimum of the following safety features:

- (1) A slow-moving vehicle sign;
- (2) A safety flag, the bottom of which shall be above the top of the golf cart;
- (3) Adequate brakes (Code of Iowa, Sec. 321.247[1]);
- (4) Rear view mirror;
- (5) Headlights, brake lights, turn signal lights; and
- (6) City of Ottumwa registration

Sec. 23-526. HOURS OF OPERATION.

Golf carts may be operated on city streets and alleys only between sunrise and sunset, except when a snow emergency is in effect, at which time golf cart operation is prohibited.

(Code of Iowa, Sec. 321.247[1])

23-527. PROHIBITED STREETS.

Golf carts shall only be operated upon streets with a posted speed limit of 30 MPH or less as identified under Ottumwa city code 23-150 and shall not be operated on any city streets which are a primary road extension through the city. However, such golf carts shall be allowed to cross such primary road extensions and other prohibited streets provided:

- (1) The crossing is made at an angle of approximately ninety degrees to the direction of the street and at a place where no obstruction prevents a quick and safe crossing;
- (2) The golf cart is brought to a complete stop before crossing the street;
- (3) The driver yields the right-of-way to all on-coming traffic which constitutes an immediate hazard;
- (4) In crossing a divided street, the crossing is made only at an intersection of such street with another street; and
- (5) The crossing is made from a street, roadway, or highway on which the golf cart is authorized to operate to a street, roadway, or highway on which such vehicle is authorized to operate.

(Code of Iowa, Sec. 321.247[1])

Sec. 23-528. RULES OF OPERATION.

- (a) Except when executing a left turn, golf carts shall be driven as close as practicable to the right-hand edge of the rightmost motorized travel lane.
- (b) When necessary to prevent congestion of traffic, golf carts shall be pulled to the right-hand edge of streets and be stopped to allow other motor vehicles traveling in the same direction to pass.
- (c) When two or more golf carts are being operated in the same direction and general vicinity, they shall proceed in single file.
- (d) No golf carts shall be operated upon city sidewalks, or multi-use trails – including the Ottumwa Trail System.
- (e) Golf carts shall not be operated on an operating railroad right-of-way. A golf cart may be driven directly across a railroad right-of-way at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.
- (f) The operator of a golf cart shall yield the right of way to pedestrians, bicycles, electric scooters, electric bicycles, and other micro-mobility devices.
- (g) No person shall operate a golf cart along city streets while under the influence of alcoholic beverages, narcotics, or habit-forming drugs.
- (h) No person shall operate a golf cart in a careless, reckless, or negligent manner endangering the person or property of another or causing injury or damage to same.
- (i) The operator of a golf cart shall be responsible for the safety of all passengers on the golf cart and shall not allow reckless or dangerous behavior by passengers on said vehicles.

- (j) The operator of a golf cart shall limit occupancy of the golf cart to the number of seats for which the vehicle is registered and occupants shall be in approved seats.

Sec. 23-529. PARKING.

Golf carts shall be parked in standard automobile parking spaces and follow all motor vehicle regulations according to City of Ottumwa Traffic Code. Golf carts used as OPDMDs may be parked on other paved and unpaved surfaces on public property such that they do not cause damage to any surface. No golf carts, including those used as OPDMDs, may be parked in such a way as to obstruct vehicular, pedestrian, or bicyclist traffic.

Sec. 23-530. USAGE DURING SPECIAL EVENTS.

Golf carts may be used in support of special events sponsored or as permitted by the City. Operators and passengers shall comply with this article and any other conditions established by the City for any specific event, which conditions shall be set forth in writing by the City Administrator or designee.

Sec. 23-531. PENALTY.

A person who violates the provisions of this ordinance shall be punishable for a municipal infraction violation under the provisions of Chapter 1, Article III of the Ottumwa Municipal Code.

Sec. 23-532. INSURANCE REQUIRED.

- (a) A person shall not drive a golf cart in the City of Ottumwa unless the driver has proof of the financial liability coverage card issued for the golf cart covering the golf cart in the same limits required by Chapter 321 of the Code of Iowa. A proof of financial liability coverage card may be produced in paper or electronic format. Acceptable electronic formats include electronic images displayed on a cellular telephone or any other portable electronic device that has a display screen with touch input or a miniature keyboard.
- (b) The amount of coverage should follow Section 321A.21 of the Code of Iowa, and shall insure the person named in the policy and any other person, as insured, using the golf cart with the express or implied permission of the named insured, against loss from the liability imposed by law for damages arising out of the ownership, maintenance, or use of the golf cart within the City of Ottumwa.

Sec. 23-533. PERMIT REQUIRED.

- (a) No person shall operate a golf cart on any public street for any purpose unless the operator possesses a City of Ottumwa permit to operate a golf cart on city streets. Permits are issued at City Hall after the application is approved. The granted permit will be valid for one calendar year. All permits shall be issued for a

specific golf cart. The permit fee shall be established by resolution. A prorated fee will be applied for permits purchased inside of the annual permit cycle. The permit must be with the golf cart when it is operating on City streets. A permit sticker will be provided and is to be attached to the safety flag of the golf cart. It is the responsibility of the applicant to make sure the golf cart meets the minimum requirements of this article and the Code of Iowa.

- (b) It is the responsibility of the applicant that the owner of the golf cart (and driver) has liability insurance covering the golf cart in the same limits required by Chapter 321 of the Code of Iowa.
- (c) The permit may be suspended or revoked by the City upon finding evidence that the permit holder has violated the conditions of the permit or has abused the privilege of being a permit holder. If the golf cart has a valid Ottumwa registration permit, it may be operated by another driver holding a valid Iowa driver's license. Operation without a permit will result in a municipal infraction violation.
- (d) Permits are valid within Ottumwa City Limits only. There will be no refund of the permit fee. Permits in accordance with the provisions of this article may be transferred with sale of the golf cart.
- (e) If a peace officer stops a golf cart permitted in the City of Ottumwa and the driver is unable to provide proof of financial liability coverage, the peace officer shall do one of the following:
 - (1) Issue a warning to the driver.
 - (2) Issue a citation to the driver.
- (f) The golf cart may be driven for a time period of up to forty-eight hours after receiving the citation solely for the purpose of removing the golf cart from the streets of Ottumwa, unless the driver's operating privileges are otherwise suspended. After receiving the citation, the driver shall keep the citation with them while driving the golf cart as provided in this subparagraph, as proof of the driver's privilege to drive the golf cart for such limited time and purpose.
- (g) This section does not apply to golf carts owned by a golf cart dealer, wholesaler or golf course owner.

Sec. 23-534. GROUNDS FOR REFUSING, SUSPENDING, OR REVOKING A GOLF CART REGISTRATION PERMIT.

- (a) The City of Ottumwa shall refuse to issue a golf cart registration permit upon any of the following grounds:

- (1) That the permit application contains any false or fraudulent statement or that the applicant has failed to furnish required information or reasonable additional information requested by the City.
 - (2) That the golf cart is mechanically unfit or unsafe to be operated or moved upon the streets of Ottumwa, providing such condition is revealed by any peace officer.
 - (3) That the City has reasonable ground to believe that the golf cart is a stolen or an embezzled golf cart or that the granting of registration permit would constitute a fraud against the rightful owner.
 - (4) When the golf cart fails to meet the Equipment Requirements as identified in 23-525.
 - (5) When a golf cart has been dismantled or wrecked.
 - (6) When a golf cart permit is knowingly displayed upon a golf cart other than the one for which the permit was issued.
 - (7) When the permit applicant has any outstanding fines or payments owed to the City.
- (b) A hold will be placed on a golf cart owner's ability to receive a golf cart registration permit in the City of Ottumwa, for the non-payment of moving or non-moving violation fines. This hold will remain in place until all fines are paid in full.

Sec. 23-535. EXCEPTIONS.

- (a) **Municipal Use.** Employees, agents, or authorized invitees of the city shall be authorized to drive golf carts upon city streets, including prohibited streets identified in Section 23-527, when such operation is part of their official duties on behalf of the city. A permit will not be required for such municipal use of golf carts.
- (b) **Business Use.** A permit will not be required for businesses administering driving tests for golf carts.

SECTION TWO. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION THREE. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR. Effective. This Ordinance shall be in full force and effect, from and after its passage, adoption, and approval and publication as required by law.

SECTION FIVE. When this ordinance is in effect, it shall automatically supplement, amend, and become a part of the said Code of Ordinance (Municipal Code) of the City of

Ottumwa, Iowa.

Passed on its first consideration on the 6 day of August, 2024.

Passed on its second consideration on the 20 day of August, 2024.

Passed on its third consideration on the 3 day of September, 2024.

Approved this 3 day of September, 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson
Richard W. Johnson, Mayor

 No action taken by Mayor

 Vetoed this day of , 2024.

Richard W. Johnson, Mayor

 Repassed and adopted over the veto this day of , 2024.

 Veto affirmed this day of , 2024 by failure of vote taken to repass.

 Veto affirmed no timely vote taken to repass over veto.

ATTEST:

Christina Reinhard
Christina Reinhard, CMC, City Clerk

received
8.29.24 9 AM

reviewer

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : Sep 3, 2024

Planning & Development
Department

Zach Simonson

Prepared By

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: Ordinance No. 3233-2024: An Ordinance Amending the Code of Ordinances (Municipal Code of the City of Ottumwa, Iowa) by Changing the Zoning Classification of Property Known ad 1014 N Elm from R-2 to R-4 in the City of Ottumwa, Wapello County, Iowa.

☐

Public hearing required if this box is checked.

RECOMMENDATION: Approve third consideration and pass and adopt Ordinance No. 3233-2024.

DISCUSSION: Applicant seeks rezoning for the property currently used as the Family Crisis Center from R-2 Two-Family Residential to R-4 Multifamily Residential (Medium Density) to create nine multifamily dwelling units. The project would be completed by Central Iowa Shelter and Services/Rolling Hills Coalition with funding assistance from the State of Iowa. The dwelling units would be used to support the mission of eliminating homelessness in

Source of Funds:

Budgeted Item:

☐

Budget Amendment Needed:

Wapello County by providing permanent supportive housing.

Section 38-966 requires reviewing the following elements in order to consider a rezoning:

1. Conformance to Future Land Use Plan: The Future Land Use Plan identifies the parcel as suitable for Low Density Residential Land Use. This Land Use and Zoning Compatibility Matrix does not identify the R-4 zone as compatible with Low Density land use. The property is already used by the Family Crisis Center for a use that doesn't conform with Low Density land use. Staff recommends the Land Use Plan should be amended to mark this property as suitable for Medium Density Land Use to match the current use and the existing nature of the development.

2. Conformance to goals and objectives of the Comprehensive Plan: The rezoning would advance a number of Comprehensive Plan Goals including:

- a. Continue partnerships with community development to build new housing;
- b. Identify infill areas for new housing development;
- c. Build new housing to ensure that all Ottumwans who qualify for federal housing choice

vouchers can find quality places to live.

The rezoning would also advance priorities in the 2022 Ottumwa Housing Plan including adding new units toward the goal of building 500 units by 2030.

3. Compatibility with surrounding development: The surrounding development includes a mix of single family and multifamily housing. Directly to the south, 944 N Elm is an apartment building. There are townhomes at 1103 N Elm and the Ottumwa Housing Authority owns a low-to-moderate income development roughly 700 feet north at 1102 N Elm. Multifamily use is not incompatible with the surrounding neighborhood and the current use of the building is more consistent with multifamily use.

4. Potential hardships or nuisances for surrounding development: Multifamily residential use is generally consistent with the current use and nuisances and hardships are not anticipated for the surrounding development. Supportive housing entails a host of services meant to support the residents in integrating into the community and out of homelessness.

5. Public utilities: Development will be served by existing utilities.

6. Trend of development: There is a trend toward new housing development generally in the area, with the previously mentioned multifamily projects as well as new single-family housing under construction to the east on in Christner's Second Subdivision.

The Plan and Zoning Commission unanimously recommended approving the rezoning at the August 5, 2024 meeting.

At the August 6, 2024 Council public hearing, owners of condo units near the rezoning raised concern that they did not receive their own copy of the courtesy notice of the Public Hearing which is sent to owners of property within 200 feet of the applicant. Notice of the second and third consideration was sent to all property owners including condo owners.

August 28, 2024

RE: Chris Craver Questions for Rezoning 1014 N Elm

Between the second and third consideration of Ordinance No. 3233-2024, Chris Craver, a property owner residing near the applicant property, submitted questions regarding the proposed rezoning. Most of the questions are for the developer and the developer's representative will be present at the third consideration on September 3, 2024 to provide responses. The questions I can provide full or partial answers to are below:

What was the reason to delay public input on the project 6 months? The plans indicate that they were ready in March. May before.

There was no delay from the City. We processed the rezoning application as quickly as possible once it was received. Rezoning applicants are property owners in the City and are entitled to timely consideration of their petition for rezoning. The difference between any date on the construction drawings and the rezoning application is for the developer to answer, but for a project of this scope, well over \$1 million, the decision time between planning and executing a project is often considerable.

Outdated (very old or insufficient) city infrastructure (water/sewer) was required to be replaced/repared for the single family homes developed on the corner of E Court and Oak Streets. Doesn't the same situation exist with this new project? Doesn't the city have to expand service to support the proposed occupancy of this project?

This question reflects an incorrect understanding of the project at Christner's Subdivision. Sewer service had to be extended because it stopped prior to the undeveloped site. The existing infrastructure already serves this site which is already developed for multifamily use.

Traffic and speed on N. Elm is very dangerous. There is heavy traffic, uncontrolled speed and blind entry from both the north and south making that proposed driveway access vulnerable.

North Elm at this location is a designated Minor Arterial Street, which after Principal Arterial Streets is the second most intensive designation. Other Minor Arterial Streets include Main Street, Church Street, Court Street and Wapello Street. The street is suitable for traffic from the proposed development.

Will CISS be paying property taxes? Or are they exempt?

The developer will have to provide information about any tax exemptions they are pursuing. The current use for the Family Crisis Center does not pay any property tax.

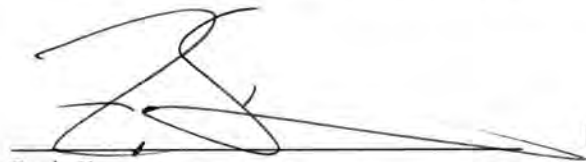
Since neighborhood residential property values will drop will our property taxes decrease?

There is not data from previous projects that concludes definitively whether assessed values increase or decrease after nearby multifamily projects, especially in this case where the current use has already been



Planning and Development
Room 200, City Hall
105 East Third Street
Ottumwa, IA 52501

multifamily housing serving a demographic with special housing needs. There's no reason to expect that continuing the similar use with a \$1.2 million investment in improving the building will result in a decrease in assessed values. If assessed values do decrease, then taxable values generally decrease, however property taxes are more complicated than simply that. Increases or decreases in the levies by taxing authorities and changes in the property tax rollback would also impact the total tax bill.


Zach Simonson

Date:



CISS RESPONSES TO SUBMITTED QUESTIONS

What was the reason to delay public input on this project 6 mos? The plans indicate that they were ready in March. The early work was required due to grant applications deadlines and involved preliminary design work etc. All projects start with conceptual planning before you can determine needs like rezoning, infrastructure needs, etc.

What are specific items included in the vetting process? Could we have a copy of list of questions? Or copy of the application? When a person is referred to our case worker either by our outreach worker in Wapello County or another local social service agency they are assigned a case worker who interviews them and determines what their needs are and what programs they qualify for. Everyone's situation is different, single, family, vet, disabled, etc.

The City Council has been assured that this housing will be used for LOCAL individuals in need. How is LOCAL defined and determined in the vetting process? Our outreach workers and other social service organizations in Wapello County will refer people to the case worker and the process above begins.

It has been stated that all residents will have completed "the program" before moving in. I use the term "program" generally as it is based on need and situation and is really an assessment of those needs and getting them plugged into different programs and supports based on their situation. It is basically a coordinated referral intake system that puts people based on where they are in the homeless and housing continuum and gets them into a situation with the supports with the aim to make them as self-sufficient as possible.

Is this program available currently in Ottumwa? Who facilitates the program? Yes, much of this is done by the Ottumwa Housing authority, other local services and our Rolling Hills staff. We just are adding additional needed capacity for those in need or that don't qualify for various reasons.

Where does it take place? Most intakes will take place in the service center at the facility on Elm.

What are the components included in the program? Again, depends on their needs, but it could range from basic needs like food and clothing to financial management, health assessment to job training. We often get people to other services or locations depending on where their best support systems are located.

Who certifies that the program has been completed satisfactorily? The case worker and the individual(s) we work with.

Can failure to comply with program result in termination of lease or residency? Yes

Is there any requirement to seek and maintain emp or educational opportunities?
Depends on individual needs/plans/potential for self sufficiency.
Outdated (very old or insufficient) city infrastructure (water/sewer) was required to be replaced/repared for the single family homes developed on the corner of E Court and Oak Streets.

Doesn't the same situation exist with this new project? Doesn't the city have to expand service to support the proposed occupancy of this project?

Traffic and speed on N. Elm is very dangerous. There is heavy traffic, uncontrolled speed and blind entry from both the north and south making that proposed driveway access vulnerable.

Will CISS be paying property taxes? Or are they tax exempt? The properties are currently tax exempt, we hope they will continue in that capacity due to the work of the center.

Since neighborhood residential property values will drop will our property taxes decrease? This shouldn't have any different impact on property values than any other multi-unit facility. It will be a maintained property just like any other multi family unit facility.

ORDINANCE NO. 3233-2024

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (MUNICIPAL CODE OF THE CITY OF OTTUMWA, IOWA) BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY KNOWN AS 1014 N ELM FROM R-2 TO R-4 IN THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, THAT:

SECTION 1

Zoning Ordinance #3105-2015 of the City of Ottumwa, Iowa, as amended and as set forth in Chapter 38 of the Municipal Code, City of Ottumwa, Iowa be and the same is hereby amended and changed to conform with this ordinance and the following described property, to wit:

Lots 30, 31, 32 and 33 in East Ottumwa, an Addition to the City of Ottumwa, Wapello County, Iowa.

Be and the same is hereby changed from its present zoning classification of "R-2" Two-Family Residential District to "R-4" Multifamily Residential District (Medium Density).

SECTION 2

The official zoning map of the City of Ottumwa, Iowa duly designated as such, and on file in the office of the City Clerk and the Wapello County Recorder, is hereby amended and changed to conform to this ordinance and the City Clerk, pursuant to Section 38-30 of the Zoning Ordinance #3088-2015, as amended, is hereby directed to record a certified copy of this said ordinance with the Wapello County Recorder and attach a certified copy of this said ordinance to the official zoning map.

SECTION 3

This ordinance shall be in full force and effect, from and after its passage, adoption and approval and publication as required by law, unless a subsequent effective date is set out hereinabove.

SECTION 4

When this ordinance is in effect, it shall automatically supplement, amend and become a part of the said Code of Ordinance (Municipal Code) of the City of Ottumwa, Iowa.

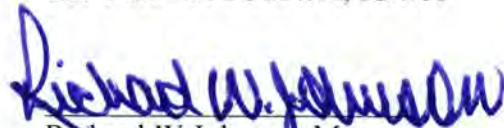
Passed on its first consideration on the 6th day of August, 2024.

Passed on its second consideration on the 20 day of August, 2024.

Requirement of consideration and vote at two prior council meetings suspended
on the _____ day of _____, 2024.

Final passage and adoption on the 3 day of September, 2024.

CITY OF OTTUMWA, IOWA


Richard W Johnson, Mayor

___ No action taken by Mayor.

___ Vetoed this ___ day of _____, 2024.

Richard W Johnson, Mayor

___ Repassed and adopted over the veto this ___ day of _____, 2024.

___ Veto affirmed this ___ day of _____, 2024 by failure of vote taken to
repass.

___ Veto affirmed, no timely vote taken to repass over veto.

ATTEST:


Chris Reinhard, City Clerk

APPLICATION TO REZONE PROPERTY

APPLICANT INFORMATION

Name: Sam Carrell

Phone: 515.240.7993

Address: 1420 Mulberry Street

City: Des Moines

State: Iowa

ZIP Code: 50309

E-mail: scarrell@centraliowashelter.org

PROPERTY INFORMATION

Business Name: Central Iowa Shelter & Services

Proposed Property Use: Refurbish existing Women's Crisis group housing units into multi - permanent family housing units to address need for low income housing and support center to prevent homelessness in Wapello County.

Property Manager (If different from applicant):

Address:

City:

State:

ZIP Code:

E-mail:

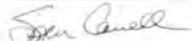
REZONE INFORMATION

Current Zoning Classification R2

Requested Zoning Classification R4

SIGNATURES

I authorize the verification of the information provided on this form and have attached all required documentation.

Signature of applicant: 

Date: 24 June 2024

Submittal Checklist

- ☐ Full Legal Description(Deed)
- ☐ List of all property owners within 200 feet radius of property
- ☐ Letter to the Plan Commission "Why you want the property rezoned"
- ☐ Application fee(Non-refundable) \$300.00
- ☐ Site Plan

Hearings by city planning and zoning commission on proposed amendments, report to city council; hearings by city council. All applications for amendment of the ordinance shall first be submitted to the city planning and zoning commission, who will hold a public hearing in relation to the proposed amendment. At the public hearing, citizens shall have an opportunity to be heard. The planning and zoning commission shall then make a recommendation to the city council. The city council may adopt, reject, or send back to the planning and zoning commission's recommendation after a public hearing before the city council. The planning and zoning commission and city council shall find that the project adequately addresses the following concerns:

- (1) The rezoning conforms to the future land use map in the comprehensive plan.
- (2) The proposed rezoning is consistent with the goals and objectives of the comprehensive plan.

If the responses for both subsections (1) and (2) are not affirmative, then either the rezoning request recommendation must be denial or the planning and zoning commission and city council must amend the comprehensive plan to provide the required consistency.

- (3) The subject property, after the requested rezoning, will be compatible with the character of the surrounding neighborhood, including the existing uses and zoning of the properties near the subject property.
- (4) The potential hardships and nuisances (such as noise, neon lights, odors, etc.) of the rezoning request have been adequately considered.
- (5) There are adequate public utilities and services available to the land if rezoned. If not, who will have to pay for installing them?
- (6) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district, supports the rezoning request.
- (7) The proposed rezoning amendment is in the public interest and not solely in the interests of the applicant.

Summary

Zoning is a tool used to classify and regulate the uses that occur on land within the city. Zoning takes into account past uses but it also is used as a tool to guide future development in a way that makes sense for the community and is outlined in the Comprehensive Plan.

To change a land use classification, or propose a "rezone," The applicant must have a "good reason" or one that is substantiated by the Comprehensive Plan or other planning document that outlines the need for the area of proposed rezone. Staff can help the applicant read the documents to identify if there is a need.

If the applicant decides to apply for a rezone, they must attach all required documentation, submit the fee, and the process can begin.

Process

The applicant will complete the application, and staff will begin processing it. The application must have a published notice in the paper, and the applicant must place a sign

in the yard of the property that is proposed to be rezoned. This may be obtained from the Planning Department. We will also mail a letter to adjacent property owners within a 200 foot radius of the parcel(s) to be rezoned. The application will then be presented to the Planning and Zoning Commission. We need a minimum of 45 days prior to the Planning and Zoning Commission meeting to process the application properly. The applicant must appear at the Planning and Zoning Commission meeting to present and or answer questions asked by the adjacent property owners or the board. If you wish to bring speakers that are in favor of the rezone, it is encouraged.

After a recommendation is given by the Planning and Zoning Commission, it will move up and be presented to the City Council for three readings. The first reading includes a public hearing and it is recommended that the applicant attend the first reading to answer questions that the City Council may have. **The City Council makes the final decision.**

Time Line

	Month 1		Month 2		Month 3		
Days	15	30	45	60	75	90	
Planning & Zoning							Applicant must attend meeting to present
Council 1 st Reading							Applicant must attend meeting to present
Council 2 nd Reading							Attend to answer questions
Council 3 rd Reading							Attend to answer questions

- Plan Commission 1st Monday of month 7:00 PM
- City Council 1st and 3rd Tuesday of Month 5:30 PM

**Parcel Number:**

007410460029000

Computer ID:

07-19-408-001

Deed Holder:

CRISIS CENTER & WOMEN'S SHELTER

Property Address:1014 N ELM
OTTUMWA, [MAP THIS ADDRESS](#)**Mailing Address:**CRISIS CENTER & WOMEN'S SHELTER
PO BOX 446
OTTUMWA, IA 52501 USA**Class:**

RES 3+ UNITS

Map Area:

OTTUMWA APTS

Tax District:

OTTUMWA

Subdivision:

[NONE]

Legal Description:

EAST OTTUMWA LOT 30,31,32 & 33 (1014 N ELM)

Property Report:[PROPERTY REPORT \(PDF FILE\)](#)

Pin 007410460029000 Photo

1 / 1



Current value as of January 01, 2023- Taxes payable September 2024 and March 2025

Land Value	Dwelling Value	Improvement Value	Total Value
\$14,520	\$387,730	\$0	\$402,250

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$14,520	\$387,730	\$0	\$402,250
2022	\$14,520	\$387,730	\$0	\$402,250
More Years...				

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2	Eff Frontage
Main Lot	270.00	270.00	155.00	155.00	283.50

Commercial Building Information

Occupancy	Year Built	Building Area
Nursing Home	1987	6,468

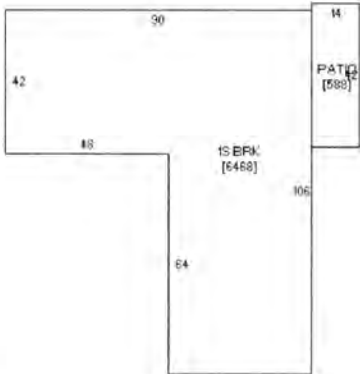
Yard Extra Information

Description	Item Count	Year Built
Garage (Commercial)	1	1994
Paving - Concrete	1	1988

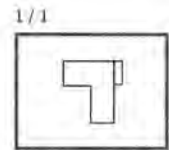
Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
05/14/2001	\$0	2 - Sale to/by Government/Exempt Organization	518-1047

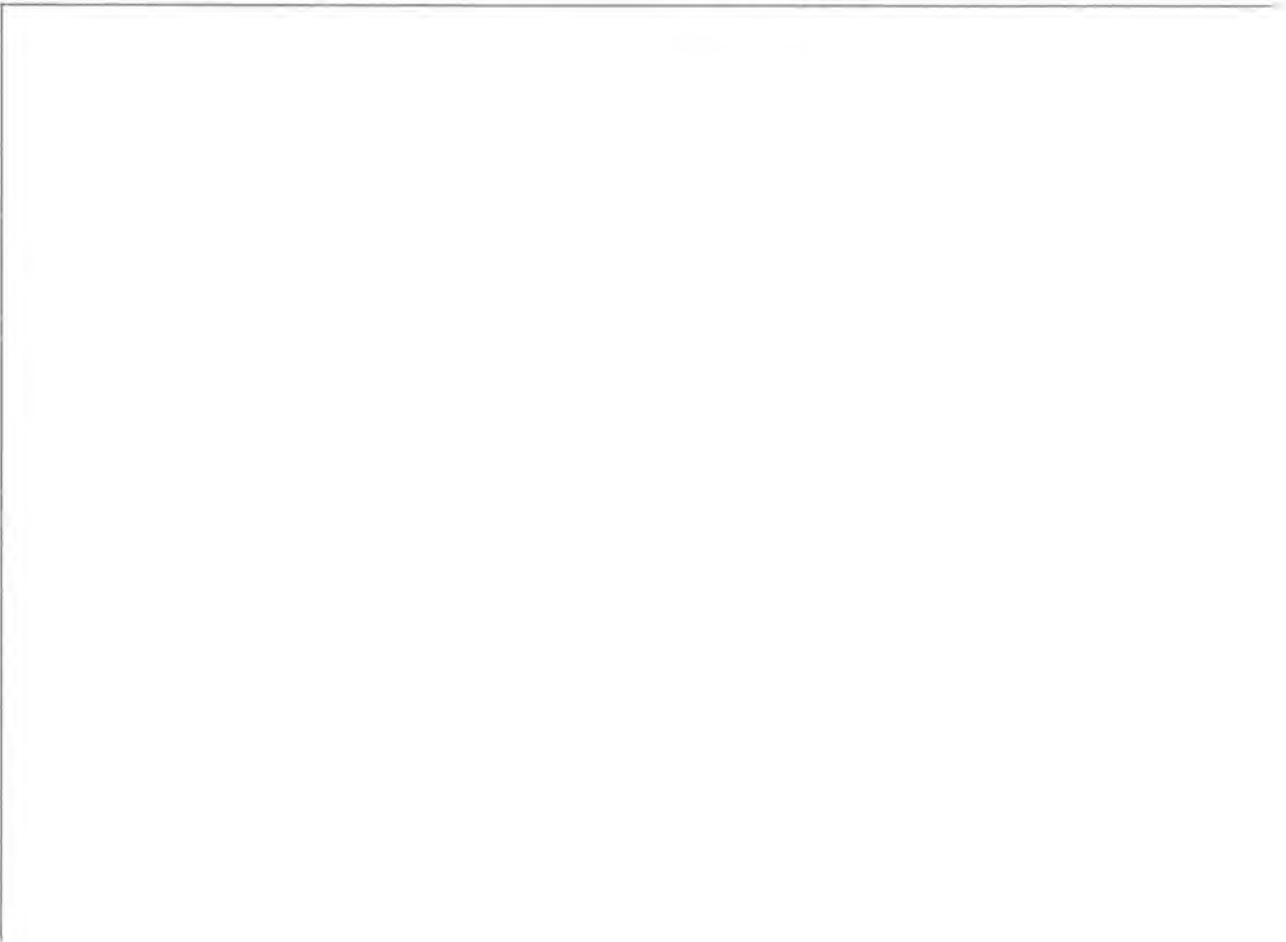
Sketch



Sketch of Pin 007410460029000



GIS Map Information



1014 N ELM, OTTUMWA

Deed: CRISIS CENTER & WOMEN'S SHELTER

Map Area: Ottumwa Apts

Checks/Tags: E

Contract:

Route: 000-000-000

Lister/Date:

CID#: 07-19-408-001

Tax Dist: Ottumwa

Review/Date:

DBA:

Plat Page:

Entry Status:

MLS:

Subdiv: [NONE]

Urban / RES 3+ UNITS

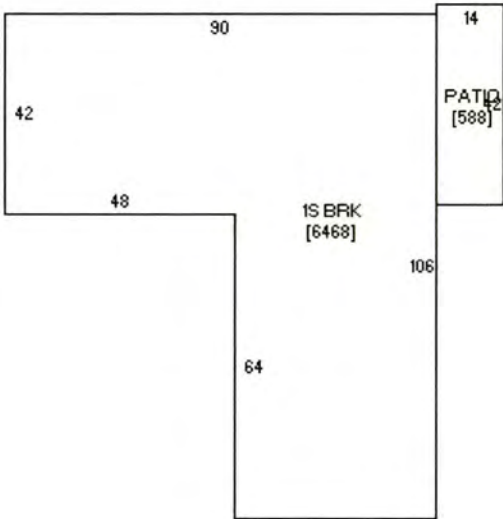
Legal: Section: 000; Twp: 000; Rng: 000; Block: ; Lot: ; Deeded Acres: 0.000

EAST OTTUMWA LOT 30,31,32 & 33 (1014 N ELM)

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
FF Main	270.00	270.00	155.00	155.00	0.00										
Sub Total						41,850.00	0.961								
Grand Total						41,850.00	0.961								
Street			Utilities			Zoning			Land Use						
FF Main	None				None			Not Applicable			Not Applicable				
Sales				Building Permits					Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	B of R	Exempt Amount	Net Assmt	Pr Yr: 2023		
05/14/2001	\$0	D2	518-1047						Land	\$14,520	\$0	\$0	\$14,520		
									LandC		\$0	\$0			
									Dwlg	\$387,730	\$0	\$0	\$387,730		
									Impr		\$0	\$0			
									Total	\$402,250	\$0	\$0	\$402,250		

Bldg / Addn	Description	Units	Year
Bldg O	708 — Nursing Home		
Pre	P 708 — Nursing Home	6,468	
Adj	Concrete patio - AVG	588	

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2023	IN HOUSE REVALUATION	BofR	Urban	RES 3+ UNITS	\$14,520	\$387,730	\$0	\$0	\$402,250



Sketch 1 of 1



Photo 1 of 1 07/30/2019

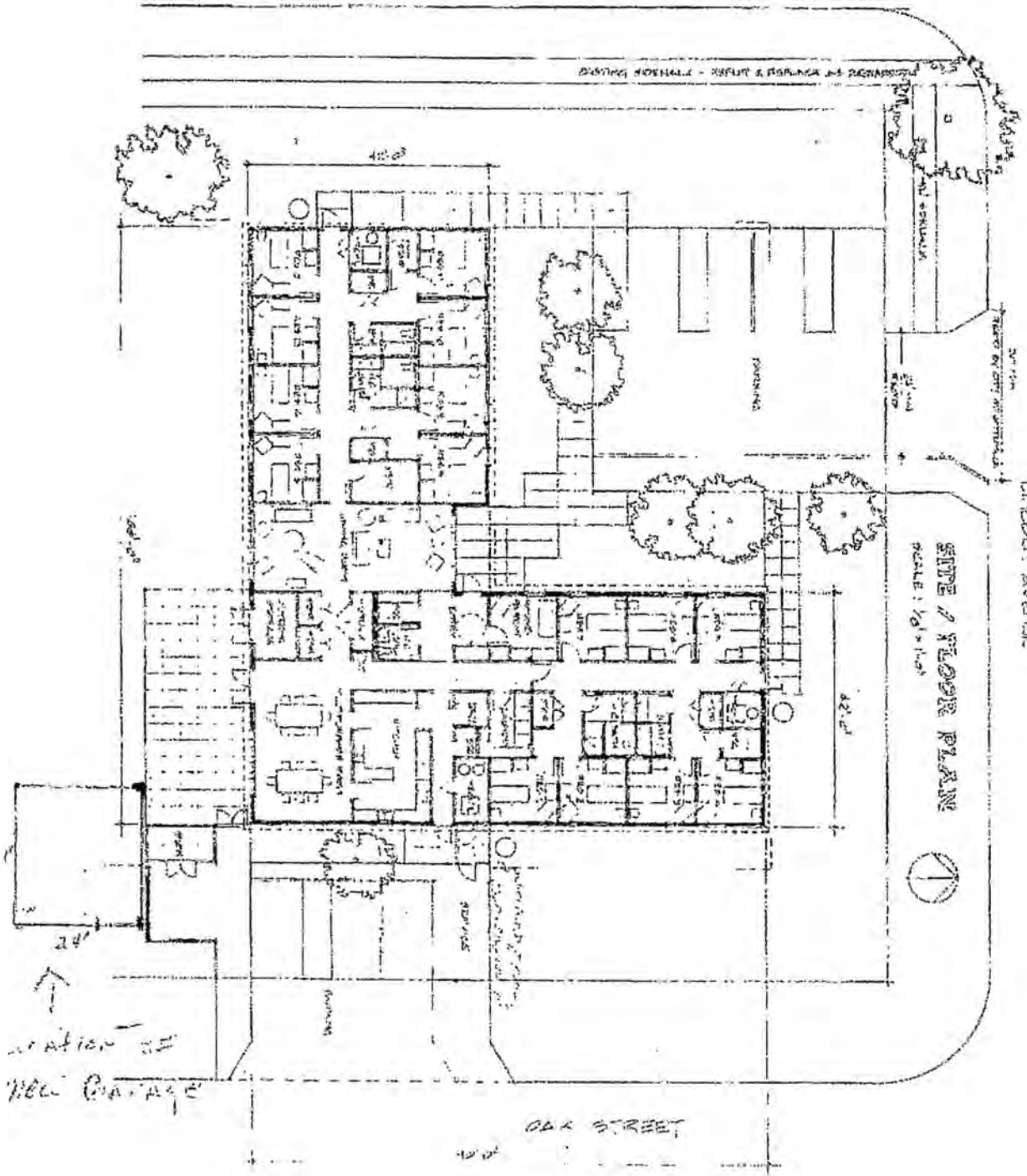
Overall Floor Area:
6,000 sq. ft. (approx.)

ELM STREET

EXISTING FOOTING - EXISTING & PROPOSED AS SHOWN

LINCOLN AVENUE

SEITE 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"





location of
NEW GARAGE


OAK STREET


4403
4412


WOMENS CRISIS CENTER


 FIRE PULLS

 FIRE EXTINGUISHERS


 COLOR INDICATES DESIGNATED

 TORNADO AREA/ROUTE

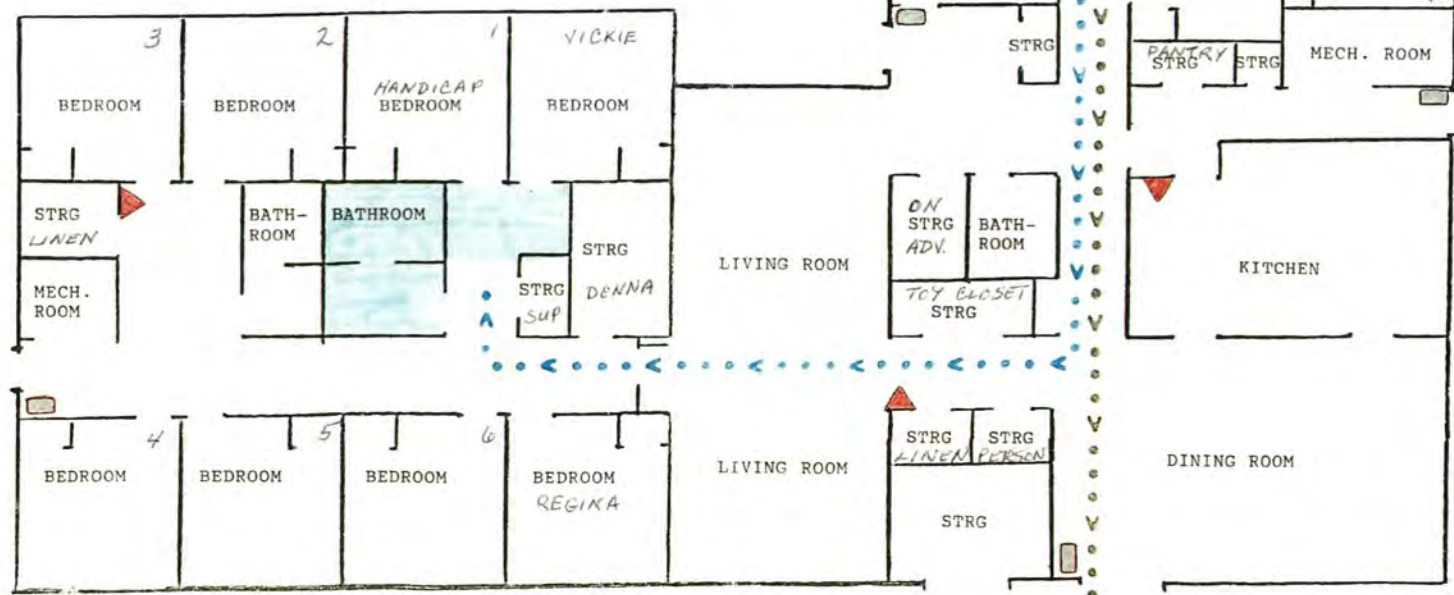
 GREEN INDICATES ALTERNATE FIRE ROUTE

 ALTERNATE FIRE ROUTE

 RED INDICATES FIRE EXIT ROUTE

 FIRE EXIT ROUTE

↑
N





CENTRAL IOWA SHELTER & SERVICES

1420 MULBERRY ST.
DES MOINES, IA 50309
P: 515.284.5719
F: 515.883.1692

List of Surrounding Property Owners 1014 N Elm Street

Property	Owner
3 Empty lots directly east of property and one house 1015 East Court	CHRISTNER PROPERTIES LLC17587 US HWY 34 OTTUMWA, IA 52501-8929 USA
1104 N Elm Street	MARTIN, WILLIAM THOMAS PAUL
1106 N Elm Street	SHEELEY, ZACHARY 1902 CHESTER AVE OTTUMWA, IA 52501
1015 N Elm Street	ORDER OF EASTHERN STAR #4 ESTHER CHAPTER
1003 N Elm Street	RENFREW, DENNIS L/DARCY J
715 E Court	RENFREW, DENNIS/DARCY 1003 N ELM OTTUMWA, IA 52501
951 N Elm Street	CORRIGAN, EDWARD L 206 LINCOLN OTTUMWA, IA 52501
932 N Elm Street	JOHNSON, DOUGLAS C
940 N Elm Street	TIKI HUT INVESTMENTS LLC PO BOX 1733 OTTUMWA, IA 52501
1016 East Court	MENDOZA, TERESA ROMERO
905 E Lincoln Street	PALEN, RICHARD S/SARAH E



CENTRAL IOWA SHELTER & SERVICES

1420 MULBERRY ST.
DES MOINES, IA 50309
P: 515.284.5719
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24 June 2024

Ottumwa Planning Commission
Planning and Development
City Hall; Room 204
105 East Third Street
Ottumwa, IA 52501

RE: Rezoning Request for 1014 N Elm Street, Ottumwa, IA

Dear Ottumwa Planning Commission:

We respectfully request that the Women's Crisis Center property located at 1014 N Elm Street be rezoned from its current R2 to R4.

The building and property was originally designed as a group home for people with disabilities and more recently served as a shelter for domestic violence victims. We would like to improve the property by converting it into permanent supportive housing. To make these improvements rezoning is required. Preliminary plans are included in our application. You will note that each unit is designed to also accommodate those with special ADA needs, making them unique among many existing private rental units.

As you may be aware, the City of Ottumwa, Central Iowa Shelter Services (CISS) and multiple service organizations have been working together to serve and address individuals and families at risk of or experiencing homelessness, food insecurity and social supports. Central Iowa Shelter Services is the lead agency for the Rolling Hills Region which includes 14 other counties including Wapello county.

We believe this project will play a significant role in addressing these issues by providing housing and supportive services to county residents who struggle with achieving self-sufficiency, employment and permanent housing. By expanding the capacity and capabilities of the existing property, CISS hopes to provide permanent housing to individuals and families, at risk of, or currently experiencing homelessness.

It is important to understand that this property will NOT be utilized as a homeless shelter. It however would have the capability to serve as a limited temporary emergency shelter in case of weather amnesty events or natural disaster events should the Wapello County Emergency Management need to utilize it in such cases.

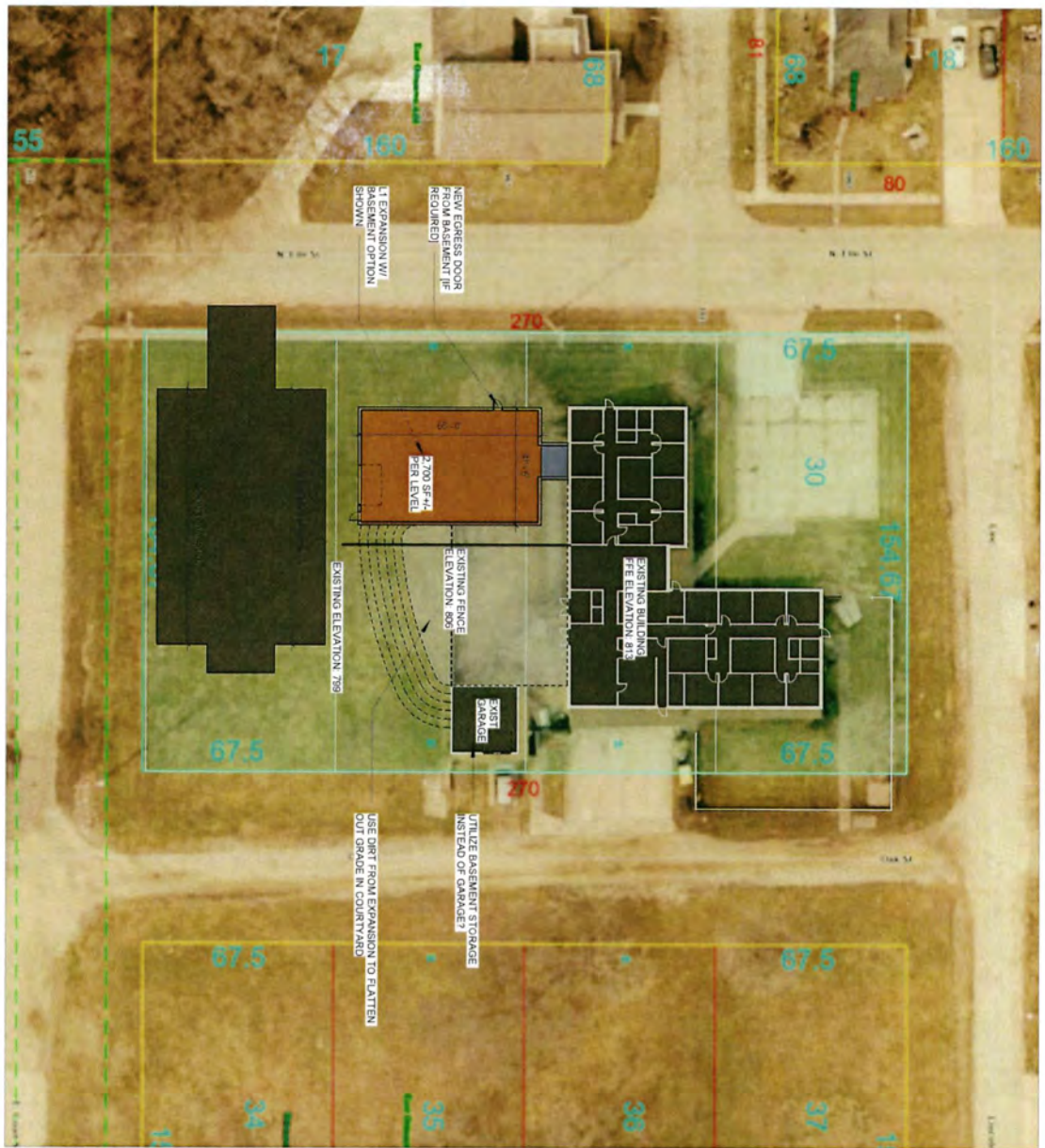
We hope you will consider our request favorably. We have identified significant funding to support the remodeling, improvements and services, but for the funding to be granted your favorable consideration is required.

Warm Regards,

Sam Carrell
Director of Rural Development
Central Iowa Shelter Services

1
1" = 40'-0"

CONCEPTUAL SITE PLAN



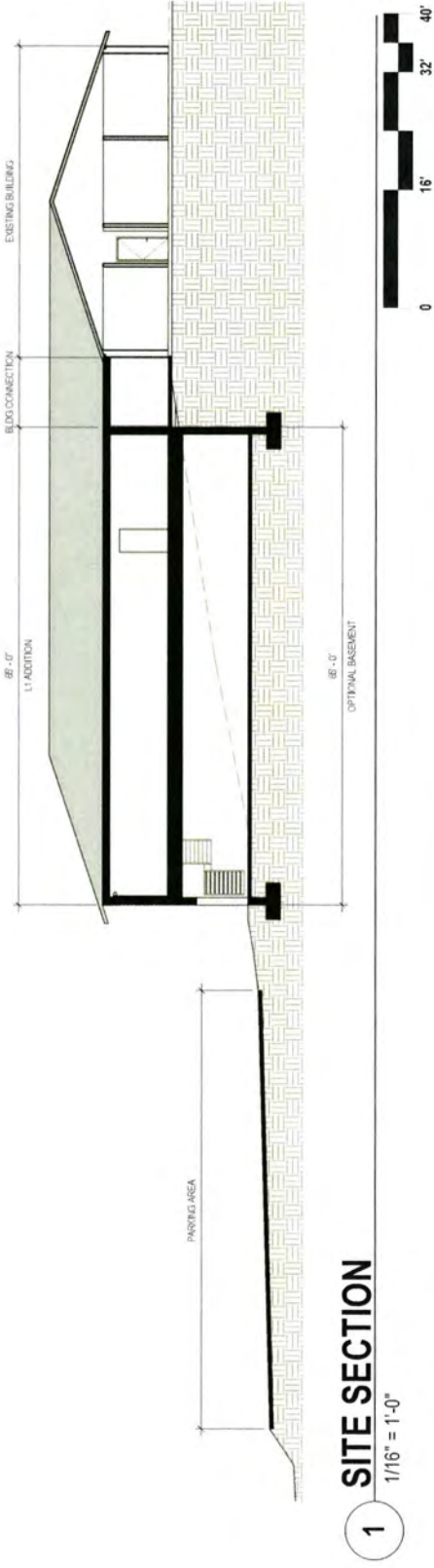
Parcel Number: 007410460029000
Complot ID: 0719-409-001
Deed Holder: CRISIS CENTER & WOMEN'S SHELTER
Property Address: 1014 N ELM
Mailing Address: CRISIS CENTER & WOMEN'S SHELTER
PO BOX 446
OTTUMWA IA 52501 USA
Class: RES 34 UNITS
Map Area: OTTUMWA APPTS
Tax District: OTTUMWA
Subdivision: [NONE]
Legal Description: EAST OTTUMWA LOT 30, 31, 32 & 33 (1014 N ELM)
Existing SF: 6,400 SF +/-

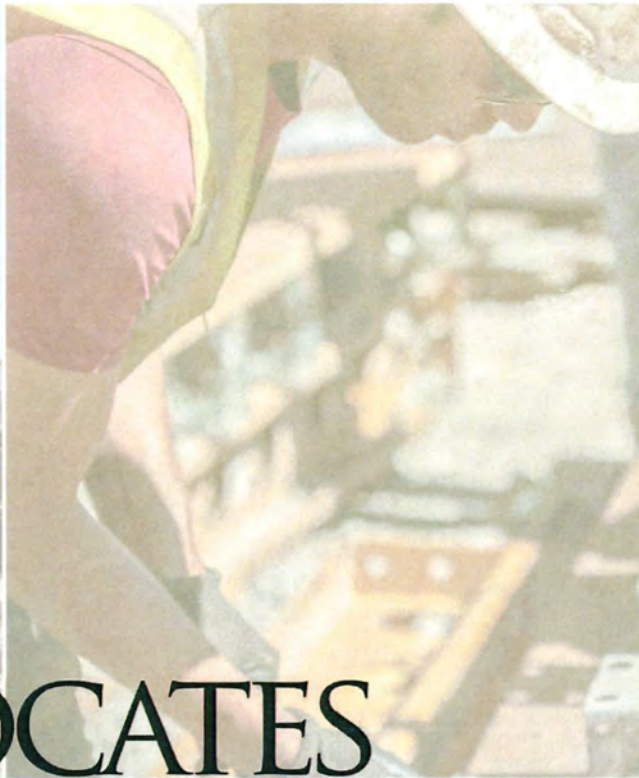
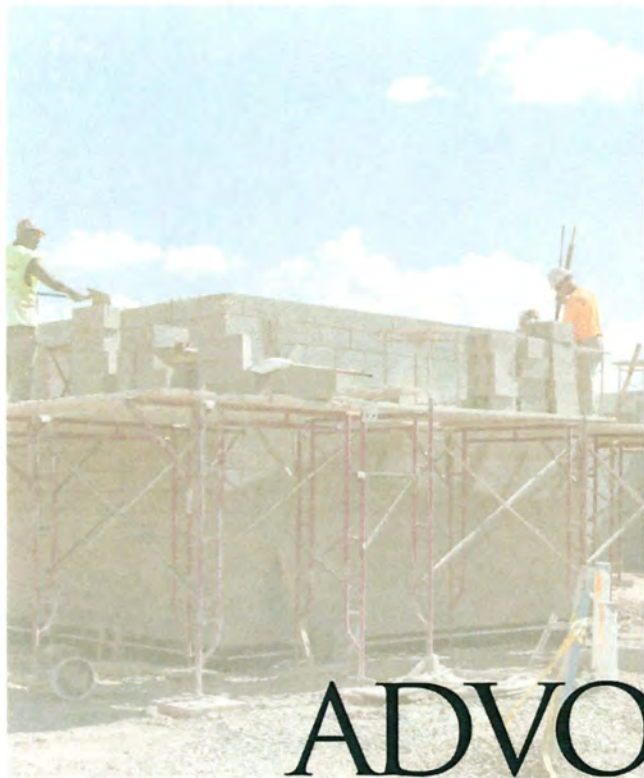


SE ELEVATED VIEW



SW ELEVATED VIEW





ADVOCATES

FROM CONCEPT TO COMPLETION



CENTRAL IOWA
SHELTER & SERVICES

CISS Ottumwa
Ottumwa, Iowa

Order of Magnitude Budget

4/9/2024





CISS Ottumwa

Ottumwa, Iowa

COST OPINION
4/9/2024



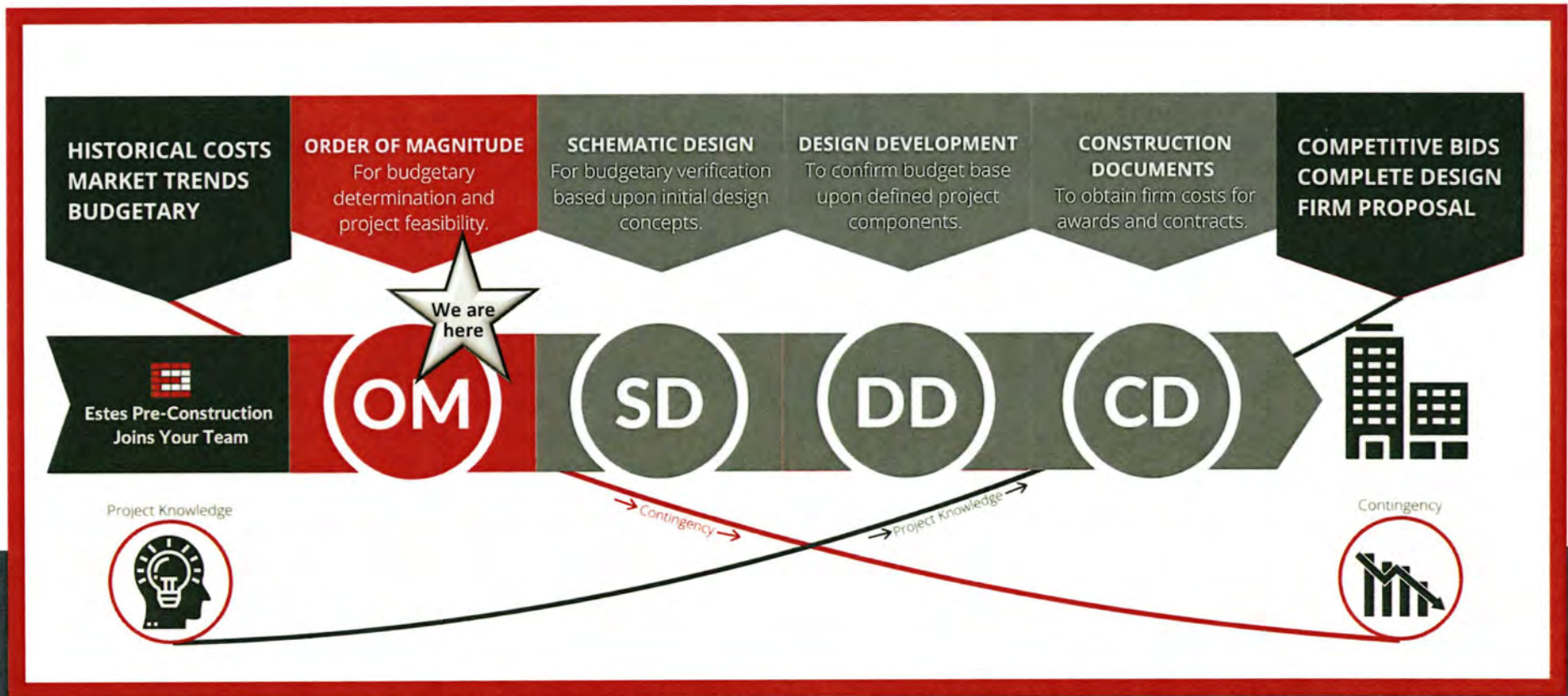
TABLE OF CONTENTS

01	Budget/Project Approach
02	Project Scope
03	Budget
04	Next Steps
05	Reference Materials

PRE-CONSTRUCTION PROCESS

Your project is in Order of Magnitude.

At the order of magnitude phase, we know only the intended use of the building, general design concept, and approximate schedule goals. The purpose of this step is to determine feasibility and project direction. Generally, the approach is to leverage historical cost data from similar projects, modified by known current escalation and market trends. Multiple revisions may be required, even at this preliminary step, to set project parameters. With much left to discover, this is not a precision exercise but a way to set the project up for success.



BUDGET APPROACH

Construction projects can be financially and logistically cumbersome, yet a comprehensive budget and regular updates will lead to a successful outcome and maximize your construction dollar value. With the evolution of design and increase in knowledge, cost projections can ebb and flow, but we can assure we stay on track in keeping pace with design.



The project budget is based on drawings for the CISS Ottumwa project dated 3/4/2024 provided by Vizion Architects .

Historical costs from similar buildings constructed by Estes Construction.

Budget assumes 2025 construction completion.

Assumptions as noted in subsequent pages.

MANAGING UNKNOWNNS

Early in the project life cycle, unknowns can be abundant. All building sites are different, and conditions below the surface are never guaranteed. This is an area of uncertainty and risk that needs to be managed well into the start of construction. Site utility services, landscaping, building envelope finishes, and mechanical systems are just a few aspects that can vary widely in their impacts on budgets. In addition, codes and jurisdictional requirements vary regionally and are ever-changing. These items will be strategically managed through pre-construction

Discovery and decisions add to the fluidity of design and thus cost projections, and we have tools to manage this:



Contingencies are an essential risk management tool.

A responsible budget reserve, known as a contingency, is for the things that are not yet known. Every project needs contingency, some of which must carry into the project to assure its success. It is a hedge against cost overruns due to unanticipated changes that can come with new information.



Allowances are another tool for successful budgeting.

Allowances are used as placeholders to cover the costs of items that are "somewhat known". An example might be a monument sign, interior finishes, or a dumpster enclosure, the design of which is trailing the progress of the majority of the design. We can anticipate what is "possible" and responsibly recognize that it is forthcoming, unlike a contingency which covers the unforeseen.



Escalation factors cover the increasing cost of construction over time.

Construction escalation does not strictly mean inflation, as there are unique industry influences on pricing that do not necessarily follow traditional trends like consumer goods. Labor costs, commodity prices, and market fluctuations due to timing, weather, geography, and economic pressures all play a part.

PROJECT SCOPE

Knowledge. Planning. Quality.

Site Scope:

- Site grading & prep for paving.
- Erosion Control.
- Site Paving 5" (6,500 Sf approx.).
- Sidewalks 4" (1,000 Sf approx.).
- New water service for sprinkler system 4".
- New sanitary sewer 4".
- Landscape allowance \$10,000.00.

Addition Scope: 74'-4" x 53'-4" (approx. 3,943 sf + 2,967 basement)

- Earth work includes machine excavation for new foundation, construction of building pad and backfill as required.
- Interior & exterior concrete spread footings as indicated.
- 8" Concrete foundation / basement walls as shown.
- Slab on grade 4" with base at basement and partial upper floor.
- Waterproofing of foundation as required.
- Steel support beam and post at basement.
- Wood framing / lumber package and framing labor as required for new addition.
- Rough-in of walls and ceilings as required for new mechanical and electrical systems.
- Exterior windows, doors, and overhead doors as indicated.
- New Laminated shingle roof at new and existing building.
- 4" Brick veneer (approx. 2,900 Sf) with cement board siding and soffit at remainder of the exterior.
- R – 40 insulation at roof, and R-19 insulation at exterior and interior demising walls.
- ½" gypsum board at interior walls and ceilings, tape, and finished.
- Interior casework, countertops, vanities, doors, and running trims as indicated.
- Painting of all walls, ceilings, doors, windows, and trims as required.

Allowances:

Landscaping \$10,000

Carpet \$3.50/ SF

Luxury Vinyl Tile \$8.50/ SF

PROJECT SCOPE (continued)

Knowledge. Planning. Quality.

Addition Scope continued :

- Carpet at bedrooms, living rooms, and open areas. (\$3.50 /sf allowance.)
- Luxury vinyl tile at kitchen and bathrooms. \$8.50 /sf allowance)
- Appliances include, range, microwave, exhaust hood, refrigerator, and dishwasher at each unit. (includes 1 ADA unit)
- 2- washers and dryers at central location.
- Plumbing includes all waste and vent piping as required. All hot and cold-water piping as needed.
- All plumbing fixtures at kitchen and bath areas as shown. Water heater at each unit.
- Standalone HVAC system at each unit.
- Electrical, lighting, power, & misc. at each unit as required.

Interior Remodel / Renovation Scope: (approx. 6,402 sf)

- Demo of existing walls, ceilings, doors, and flooring at two areas as shown.
- Saw cut and remove concrete as required for new underground plumbing.
- Patch of concrete trench for new plumbing.
- Construction of wall partitions as shown for four new apartments and two new restrooms.
- Rough-in of walls and ceilings as required for new mechanical and electrical systems.
- ½" gypsum board at interior walls and ceilings, tape, and finished.
- Interior casework, countertops, vanities, doors, and running trims as indicated.
- Painting of all walls, ceilings, doors, windows, and trims as required.
- Carpet at bedrooms, living rooms, and open areas. (\$3.50 /sf allowance.)
- Luxury vinyl tile at kitchens and bathrooms. \$8.50 /sf allowance)
- Appliances include, Range, Microwave, exhaust hood, refrigerator, and dishwasher at each unit. (1 ADA unit)

PROJECT SCOPE (continued)

Knowledge. Planning. Quality.

Interior Remodel / Renovation Scope: continued

- 2- washers and dryers at central location.
- Plumbing includes all waste and vent piping as required. All hot and cold-water piping as needed.
- Fire sprinkler system.
- All plumbing fixtures in kitchen and bath areas as shown. Water heater at each unit.
- Standalone HVAC system at each unit.
- Electrical, lighting, power, & misc. at each unit as required.

Inclusions

- Survey & Layout
- Supervision, Project Management & Document Management.
- Temporary controls, barriers & fencing.
- Clean up, & dumpsters

Exclusions

- Any work not listed above.
- Hazardous material abatement.
- Design Fees.
- Material testing services.
- Surety Bond.
- Builders risk insurance.
- Fixtures, furnishing, & equipment
- Financing.

PROJECT BUDGET

Accuracy. Transparency. No Surprises.

Estimate Totals

Description	Rate	Amount	Totals	Cost per Unit
Subtotal		1,714,058	1,714,058	128.76 /sqft
General Requirements	4.000 %	66,259		
General Conditions	10.000 %	172,273		
Business Liability Insurance	1.300 %	24,635		
Construction Fee	6.000 %	118,633		
		381,800	2,095,858	157.44 /sqft
Surety Bond				
Design Fees				
Testing Services				
Project Contingency	10.000 %	209,586		
Escalation				
Builders Risk Insurance				
		209,586	2,305,444	173.19 /sqft
Total			2,305,444	173.19 /sqft

PROJECT SUMMARY

Accuracy. Transparency. No Surprises.

CISS OTTUMWA SUMMARY

New Addition	6,910	GSF	\$ 202	/GSF	\$ 1,394,438
Existing Renovation	6,402	GSF	\$ 122	/GSF	\$ 779,137
Site Work	13,312	GSF	\$ 9.90	/GSF	\$ 131,869

CONSTRUCTION TOTAL

\$ 2,305,444





THE NEXT STEPS



Gregg Schmidt, CPE, CHC
Manager of Pre-Construction
gregg@estesconstruction.com
563.529.3806

Confirm scope and budget are in alignment with program needs.



Confirm timeline expectations and establish plan to achieve.



Finalize design documents.



Subcontractor bidding, contracting and procurement.

CISS Ottumwa 1014 N Elm St.
Addition & Interior Renovation

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CISS Ottumwa 1014 N Elm St.
Addition & Interior Renovation
OM Budget 4/9/2024

Project name	CISS Ottumwa OM Budget 4-9-2024
Estimator	Dominic Filippelli
Job size	13312 sqft

CISS Ottumwa 1014 N Elm St.
Addition & Interior Renovation

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Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
A Addition				
DIVISION 03 CONCRETE				
SOG-4" 4,000 PSI w/Base	4,000.00 sqft	7.33 /sqft	29,335	
Interior Continuous Footings 2-0 x 1-0	350.00 lnft	31.13 /lnft	10,896	
Perimeter Foundation Wall 8-0 x 1-0	215.00 lnft	209.54 /lnft	45,050	
Perimeter Foundation Wall 5-0 x 1-0	40.00 lnft	130.96 /lnft	5,238	
DIVISION 03 CONCRETE	13,312.00 gsf	6.80 /gsf	90,520	
DIVISION 04 MASONRY				
Brick Masonry Subcontract	2,900.00 sqft	26.19 /sqft	75,957	
DIVISION 04 MASONRY	13,312.00 gsf	5.71 /gsf	75,957	
DIVISION 05 METALS				
Steel Erection	1.00 lsum	2,619.22 /lsum	2,619	
Steel Framing-Misc	1.00 lsum	5,588.42 /lsum	5,588	
DIVISION 05 METALS	13,312.00 gsf	0.62 /gsf	8,208	
DIVISION 06 WOODS, PLASTICS & COMPOSITES				
Wood Framing Material only	4,000.00 sqft	19.00 /sqft	76,003	
Rough Carpentry Sub	4,000.00 sqft	7.33 /sqft	29,335	
Wood Base primed	1,480.00 lnft	1.68 /lnft	2,481	
Wood Base Shoe primed	411.00 lnft	1.34 /lnft	551	
Wood Window & Door Casing primed	1,632.00 lnft	1.34 /lnft	2,189	
Handrail Oak	40.00 lnft	4.92 /lnft	197	
Subcontractor Finish Carp	4,000.00 sqft	4.71 /sqft	18,858	
DIVISION 06 WOODS, PLASTICS & COMPOSITES	13,312.00 gsf	9.74 /gsf	129,614	
DIVISION 07 THERMAL & MOISTURE PROTECTION				
Sub Waterproofing	600.00 sqft	4.71 /sqft	2,829	
3-1/2" Unfaced R11 16x96	6,000.00 sqft	1.05 /sqft	6,286	
R40 Blown Insul	4,000.00 sqft	1.78 /sqft	7,124	
Laminated Shingles	150.00 sqs	419.07 /sqs	62,861	
Siding, Soffit, & Facia Sub	1,000.00 sqft	16.76 /sqft	16,763	
Gutters Medium	200.00 lnft	15.72 /lnft	3,143	
DIVISION 07 THERMAL & MOISTURE PROTECTION	13,312.00 gsf	7.44 /gsf	99,006	
DIVISION 08 OPENINGS				
Prehung Steel Entry Door	10.00 each	558.84 /each	5,588	
Prehung Solid Core Wood	18.00 each	558.84 /each	10,059	
Sliding Closet Hollow Core Wood 6-0 w	7.00 each	335.31 /each	2,347	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
DIVISION 08 OPENINGS				
Overhead Door	1.00 lsum	5,762.27 /lsum	5,762	
Wood Windows	16.00 ea	558.84 /ea	8,941	
Finish Hardware by Allowance Medium	35.00 set	1,788.30 /set	62,590	
DIVISION 08 OPENINGS	13,312.00 gsf	7.16 /gsf	95,289	
DIVISION 09 FINISHES				
1/2" Gyp Bd @ Wall	13,500.00 sqft	3.67 /sqft	49,503	
1/2" Gyp Bd @ Clg	7,000.00 sqft	4.19 /sqft	29,335	
Luxury Vinyl Tile	1,071.00 sqft	8.91 /sqft	9,538	
Carpeting	2,281.00 sqft	4.49 /sqft	10,231	
Paint Wall-Prime/1 Coat	13,500.00 sqft	1.05 /sqft	14,144	
Paint Clg-Prime/1 Coat	7,000.00 sqft	1.57 /sqft	11,001	
Paint/Stain Door	35.00 each	104.77 /each	3,667	
Paint/Stain Frame	35.00 each	104.77 /each	3,667	
Paint/Stain Wd Base	3,112.00 lnft	1.05 /lnft	3,260	
Exterior Painting	1.00 lsum	5,238.43 /lsum	5,238	
DIVISION 09 FINISHES	13,312.00 gsf	10.49 /gsf	139,584	
DIVISION 10 SPECIALTIES				
Fire Exting-10 lb ABC	2.00 each	111.77 /each	224	
Fire Exting Cabinet-Rated	2.00 each	223.54 /each	447	
Postal Specialties	1.00 each	475.02 /each	475	
Tlt Paper Disp-Single Surface	7.00 each	13.41 /each	94	
Grab Bar-18"	5.00 each	31.29 /each	156	
Grab Bar-36"	5.00 each	35.77 /each	179	
Grab Bar-42"	5.00 each	39.12 /each	196	
Mirror-S.Stl Frame 24"x36"	7.00 each	83.83 /each	587	
Shower Curtain-Vinyl 60"	7.00 each	33.53 /each	235	
Towel Bar-24"	7.00 each	16.76 /each	117	
Robe Hook-Single	7.00 each	5.59 /each	39	
Wire Shelving and Rod	62.00 lnft	39.12 /lnft	2,425	
DIVISION 10 SPECIALTIES	13,312.00 gsf	0.39 /gsf	5,174	
DIVISION 11 EQUIPMENT				
Range - electric	4.00 each	894.15 /each	3,577	
Range - electric ADA	1.00 each	1,229.46 /each	1,229	
Microwave Counter ADA	1.00 each	335.30 /each	335	
Microwave Overhead Mount	4.00 each	502.96 /each	2,012	
Exhaust Hood Overhead Mount	5.00 each	279.42 /each	1,397	
Refrigerator/Freezers	5.00 each	950.03 /each	4,750	
Dishwasher	4.00 each	670.61 /each	2,682	
Dishwasher ADA	1.00 each	838.26 /each	838	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
DIVISION 11 EQUIPMENT				
Washer	2.00 each	950.04 /each	1.900	
Dryer	2.00 each	950.03 /each	1.900	
DIVISION 11 EQUIPMENT	13,312.00 gsf	1.55 /gsf	20,621	
DIVISION 12 FURNISHINGS				
P.Lam Base Cabinets	71.00 lnft	134.12 /lnft	9,523	
P.Lam Vanity Base Cabinets	21.00 lnft	134.12 /lnft	2,817	
P.Lam Wall Cabinets	51.00 lnft	111.77 /lnft	5,700	
P.Lam Tall Cabinets	18.00 lnft	223.54 /lnft	4,024	
P.Lam Countertops	71.00 lnft	41.91 /lnft	2,975	
P.Lam Vanity Countertops	21.00 lnft	41.91 /lnft	880	
Roller Shades	16.00 each	157.15 /each	2,514	
DIVISION 12 FURNISHINGS	13,312.00 gsf	2.14 /gsf	28,433	
DIVISION 21 FIRE SUPPRESSION				
Automatic Fire Sprinkler System	6,910.00 lsum	4.19 /lsum	28,958	
DIVISION 21 FIRE SUPPRESSION	13,312.00 gsf	2.18 /gsf	28,958	
DIVISION 22 PLUMBING				
Plumbing	5,500.00 sqft	17.81 /sqft	97,959	
DIVISION 22 PLUMBING	13,312.00 gsf	7.36 /gsf	97,959	
DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING				
HVAC	5,500.00 sqft	17.81 /sqft	97,959	
DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING	13,312.00 gsf	7.36 /gsf	97,959	
DIVISION 26 ELECTRICAL				
Electrical	5,500.00 sqft	18.86 /sqft	103,721	
DIVISION 26 ELECTRICAL	13,312.00 gsf	7.79 /gsf	103,721	
DIVISION 31 EARTHWORK				
Machine Excavation	700.00 cuyd	10.48 /cuyd	7,334	
Backfill Bsmt Fnd	400.00 cuyd	20.99 /cuyd	8,395	
DIVISION 31 EARTHWORK	13,312.00 gsf	1.18 /gsf	15,729	
A Addition			1,036,731	

B Existing Building

CISS Ottumwa 1014 N Elm St.
Addition & Interior Renovation

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Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
DIVISION 02 EXISTING CONDITIONS				
Demo Conc Floor	400.00 sqft	10.48 /sqft	4,191	
Load & Haul Heavy Debris	6.00 cuyd	138.30 /cuyd	830	
Demolition (Sub) 2,900 SF Existing	1.00 lsum	12,572.23 /lsum	12,572	
Sawcut Concrete SOG	400.00 lnft	4.19 /lnft	1,676	
DIVISION 02 EXISTING CONDITIONS	13,312.00 gsf	1.45 /gsf	19,269	
DIVISION 03 CONCRETE				
Patch Plumbing Trench	400.00 sqft	10.48 /sqft	4,191	
DIVISION 03 CONCRETE	13,312.00 gsf	0.31 /gsf	4,191	
DIVISION 06 WOODS, PLASTICS & COMPOSITES				
Wood Framing Material only	3,000.00 sqft	10.06 /sqft	30,178	
Rough Carpentry Sub	3,000.00 sqft	4.81 /sqft	14,416	
Wood Base primed	1,288.00 lnft	1.68 /lnft	2,159	
Wood Base Shoe primed	403.00 lnft	1.34 /lnft	541	
Wood Window & Door Casing primed	928.00 lnft	1.34 /lnft	1,245	
Subcontractor Finish Carp	3,000.00 sqft	4.71 /sqft	14,144	
DIVISION 06 WOODS, PLASTICS & COMPOSITES	13,312.00 gsf	4.71 /gsf	62,682	
DIVISION 08 OPENINGS				
Prehung Steel Entry Door	4.00 each	558.84 /each	2,235	
Prehung Solid Core Wood	19.00 each	558.84 /each	10,618	
Sliding Closet Hollow Core Wood 6-0 w	6.00 each	335.31 /each	2,012	
Finish Hardware by Allowance Medium	29.00 set	1,788.30 /set	51,861	
DIVISION 08 OPENINGS	13,312.00 gsf	5.01 /gsf	66,726	
DIVISION 09 FINISHES				
1/2" Gyp Bd @ Wall	11,600.00 sqft	3.67 /sqft	42,536	
1/2" Gyp Bd @ Clg	3,100.00 sqft	4.19 /sqft	12,991	
Luxury Vinyl Tile	1,092.00 sqft	8.91 /sqft	9,725	
Carpeting	2,869.00 sqft	4.49 /sqft	12,871	
Paint Wall-Prime/1 Coat	11,600.00 sqft	1.05 /sqft	12,153	
Paint Clg-Prime/1 Coat	3,100.00 sqft	1.57 /sqft	4,872	
Paint/Stain Door	29.00 each	104.77 /each	3,038	
Paint/Stain Frame	29.00 each	104.77 /each	3,038	
Paint/Stain Wd Base	2,216.00 lnft	1.05 /lnft	2,322	
DIVISION 09 FINISHES	13,312.00 gsf	7.78 /gsf	103,546	
DIVISION 10 SPECIALTIES				
Fire Exting-10 lb ABC	2.00 each	111.77 /each	224	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
DIVISION 10 SPECIALTIES				
Fire Exting Cabinet-Rated	2.00 each	223.54 /each	447	
Postal Specialties	1.00 each	475.01 /each	475	
Tilt Paper Disp-Single Surface	8.00 each	13.41 /each	107	
Grab Bar-18"	6.00 each	31.30 /each	188	
Grab Bar-36"	6.00 each	35.77 /each	215	
Grab Bar-42"	6.00 each	39.12 /each	235	
Mirror-S.Stl Frame 24"x36"	8.00 each	83.83 /each	671	
Shower Curtain-Vinyl 60"	6.00 each	33.53 /each	201	
Towel Bar-24"	8.00 each	16.77 /each	134	
Robe Hook-Single	8.00 each	5.59 /each	45	
Wire Shelving and Rod	66.00 lnft	39.12 /lnft	2,582	
DIVISION 10 SPECIALTIES	13,312.00 gsf	0.41 /gsf	5,522	
DIVISION 11 EQUIPMENT				
Range - electric	4.00 each	894.15 /each	3,577	
Microwave Overhead Mount	4.00 each	502.96 /each	2,012	
Exhaust Hood Overhead Mount	4.00 each	279.42 /each	1,118	
Refrigerator/Freezers	4.00 each	950.03 /each	3,800	
Dishwasher	4.00 each	670.61 /each	2,682	
Washer	2.00 each	950.04 /each	1,900	
Dryer	2.00 each	950.03 /each	1,900	
DIVISION 11 EQUIPMENT	13,312.00 gsf	1.28 /gsf	16,989	
DIVISION 12 FURNISHINGS				
P.Lam Base Cabinets	88.00 lnft	134.12 /lnft	11,803	
P.Lam Vanity Base Cabinets	18.00 lnft	134.12 /lnft	2,414	
P.Lam Wall Cabinets	64.00 lnft	111.77 /lnft	7,153	
P.Lam Tall Cabinets	13.00 lnft	223.54 /lnft	2,906	
P.Lam Countertops	88.00 lnft	41.91 /lnft	3,688	
P.Lam Vanity Countertops	18.00 lnft	41.91 /lnft	754	
DIVISION 12 FURNISHINGS	13,312.00 gsf	2.16 /gsf	28,718	
DIVISION 21 FIRE SUPPRESSION				
Automatic Fire Sprinkler System	6,402.00 lsum	4.19 /lsum	26,829	
DIVISION 21 FIRE SUPPRESSION	13,312.00 gsf	2.02 /gsf	26,829	
DIVISION 22 PLUMBING				
Plumbing	4,500.00 sqft	17.81 /sqft	80,148	
DIVISION 22 PLUMBING	13,312.00 gsf	6.02 /gsf	80,148	
DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING				

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING				
HVAC	4,500.00 sqft	17.81 /sqft	80,148	
DIVISION 23 HEATING, VENTILATING & AIR CONDITIONING	13,312.00 gsf	6.02 /gsf	80,148	
DIVISION 26 ELECTRICAL				
Electrical	4,500.00 sqft	18.86 /sqft	84,863	
DIVISION 26 ELECTRICAL	13,312.00 gsf	6.37 /gsf	84,863	
B Existing Building	13,312.00	43.54	579,631	
C Site Work				
DIVISION 31 EARTHWORK				
Site Grading & Prep Paving	1.00 lsum	5,238.42 /lsum	5,238	
Subcontractor Erosion Control	1.00 sub	4,190.74 /sub	4,191	
DIVISION 31 EARTHWORK	13,312.00 gsf	0.71 /gsf	9,429	
DIVISION 32 EXTERIOR IMPROVEMENTS				
Sidewalk-4" 4,000 PSI w/Base	1,000.00 sqft	5.76 /sqft	5,762	
Paving-5" 4,000 PSI w/Base	6,500.00 sqft	7.86 /sqft	51,075	
Landscaping allowance	1.00 lsum	10,476.85 /lsum	10,477	
DIVISION 32 EXTERIOR IMPROVEMENTS	13,312.00 gsf	5.06 /gsf	67,314	
DIVISION 33 UTILITIES				
Site Utilities	1.00 lsum	20,953.71 /lsum	20,954	
DIVISION 33 UTILITIES	13,312.00 gsf	1.57 /gsf	20,954	
C Site Work	13,312.00	7.34	97,697	

Estimate Totals

Description	Rate	Amount	Totals	Cost per Unit
Subtotal		1,714,058	1,714,058	128.76 /sqft
General Requirements	4.000 %	66,259		
General Conditions	10.000 %	172,273		
Business Liability Insurance	1.300 %	24,635		
Construction Fee	6.000 %	118,633		
		381,800	2,095,858	157.44 /sqft
Surety Bond				
Design Fees				
Testing Services				
Project Contingency	10.000 %	209,586		
Escalation				
Builders Risk Insurance				
		209,586	2,305,444	173.19 /sqft
Total			2,305,444	173.19 /sqft



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of : Sep 3, 2024

Finance

Department

O'Donnell

Prepared By

O'Donnell

Department Head

City Administrator Approval

AGENDA TITLE: RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF OTTUMWA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

☐

Public hearing required if this box is checked.

☐

For Board of Commissioners: Do not check this box unless you are approving the Staff Summary. If you are approving the Staff Summary, you must also check the box for the public hearing required by the resolution.

RECOMMENDATION: Pass and adopt resolution 188-2024 to set the public hearing.

DISCUSSION: The compactor at the landfill is in need of immediate replacement. The current unit has failed with repair cost beyond the benefit of retaining the unit. The Solid Waste Commission is recommending to purchase of a Aljon ADV500 Landfill Compactor for base price of \$733,756 through a qualified bank loan. The loan is considered general obligation debt and proceedings to enter into the document must follow Iowa Code on the issuance of debt. The first step is a public hearing. Given the immediate need, staff is recommending the hearing be held at a special meeting on September 10, 5:30 PM at the Depot.

Source of Funds: N/A

Budgeted Item:

☐

Budget Amendment Needed: No

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

Not to exceed \$800,000 General Obligation Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 3, 2024

The City Council of the City of Ottumwa, State of Iowa, met in regular session, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at 5:30 P.M., on the above date. There were present Mayor Johnson, in the chair, and the following named Council Members:

Keith Caviness, Cyan Bossou, Cara Galloway, Bill Hoffman, Jr.,
Doug McAntire

Absent: None

Vacant: N/A

* * * * *

Council Member Galloway introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF OTTUMWA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member McAntire seconded the motion to adopt. The roll was called and the vote was,

AYES: Caviness, Bossou, Galloway, Hoffman, McAntire

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 188-2024

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF OTTUMWA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Ottumwa, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$800,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF OTTUMWA, STATE OF IOWA:

Section 1. That this Council meet in the Depot Conference Room, 210 West Main Street, Ottumwa, Iowa, 52501, at 5:30 P.M., on the 10th day of September, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$800,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of financing works and facilities useful for the collection and disposal of solid waste, including the acquisition of a landfill compactor.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$800,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(to be published between September 4, 2024 and September 6, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF OTTUMWA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES
OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ottumwa, State of Iowa, will hold a public hearing on the 10th day of September, 2024, at 5:30 P.M., in the Depot Conference Room, 210 West Main Street, Ottumwa, Iowa, 52501, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$800,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of financing works and facilities useful for the collection and disposal of solid waste, including the acquisition of a landfill compactor. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$10.51. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies or abatement of the levies with other funds may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Ottumwa, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

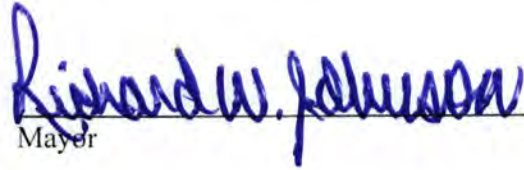
Dated this 3 day of September, 2024.

Christina Reinhard

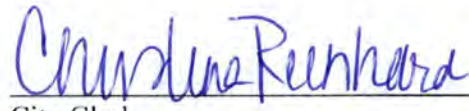
City Clerk, City of Ottumwa, State of Iowa

(End of Notice)

PASSED AND APPROVED this 3rd day of September, 2024.


Mayer

ATTEST:


City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 3 day of September, 2024.

Christina Reinhard

City Clerk, City of Ottumwa, State of Iowa



(SEAL)

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Ottumwa, in the County of Wapello, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

(Not To Exceed \$800,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Ottumwa Courier", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

received
8-29-24 330

Item No. I.-2.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

Phillip Burgmeier

Prepared By

Engineering

Department

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #190-2024. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Wapello Street Extension Trail Project.

☐

****Public hearing required if this box is checked. ****

☐

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Pass and adopt Resolution #190-2024.

DISCUSSION: This project will create a trail that will start at Richmond Avenue and run along the east side of Ferry Street and Wapello Street Extension to Greater Ottumwa Park. The existing walk will be widened along Scooter's Coffee to a width of 8'. From Scooter's Coffee drive to the park the trail will be 10' and will be 6" PCC. The trail will be approximately 960' long.

Bids will be received and opened by the City of Ottumwa on September 18, 2024 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on October 1, 2024, or at a later date as determined by staff.

Funding: Legacy Grant \$30,000.00
 REAP Grant \$81,000.00

Estimated Cost: \$107,000.00

Source of Funds: Legacy Grant, REAP Grant

Budgeted Item: No

Budget Amendment Needed: Yes

RESOLUTION #190-2024

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE WAPELLO STREET EXTENSION TRAIL PROJECT

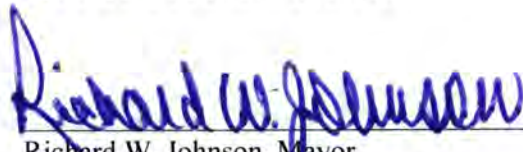
WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 3rd day of September, 2024.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

Item No. I.-3.

**** ACTION ITEM ****

Budget Amendment Needed:

RESOLUTION #191-2024

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A RECREATIONAL TRAIL EASEMENT TO DEVELOP, CONSTRUCT, AND MAINTAIN THE WAPELLO STREET EXTENSION TRAIL.

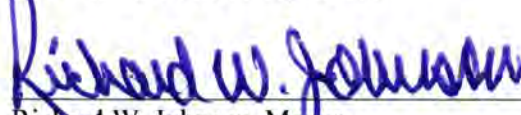
WHEREAS, The project will consist of a trail that will start at Richmond Avenue and run along the east side of Ferry Street and Wapello Street Extension to Greater Ottumwa Park.

WHEREAS, This resolution will authorize the Mayor to sign the Recreational Trail Easement with the property owner for construction and maintenance of the trail.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The Mayor is authorized to sign the Recreational Trail Easement to develop, construct and maintain the Wapello Street Extension Trail.

APPROVED, PASSED, AND ADOPTED, this 3rd day of September, 2024.

CITY OF OTTUMWA, IOWA



Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, City Clerk

**RECREATIONAL TRAIL EASEMENT
(Recorder's Cover Sheet)**

Preparer Information:

Sarah Wenke, Wapello County Trails Council, PO Box 121, Ottumwa, IA 52501 (641) 682-9510

Return Document to:

Ottumwa City Clerk, 105 E 3rd St., Ottumwa, IA 52501

Name of Grantor:

Personal Enterprises, L.C.

Name of Grantee

City of Ottumwa, Iowa

Legal Description:

See Attachment I

CITY OF OTTUMWA, IOWA RECREATIONAL TRAIL EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the parties to this easement agree that the City of Ottumwa, Iowa, desires for itself and the public to develop, construct, and maintain, a recreational trail through certain real property described below.

IT IS NOW THEREFORE agreed that in consideration of One Dollar (\$1.00) and other good and valuable consideration,

PERSONAL ENTERPRISES, L.C.

hereinafter referred to as GRANTOR, does hereby grant, bargain, sell, transfer, and convey, unto the City of Ottumwa, Iowa, hereinafter referred to as GRANTEE, its successors and assigns, and to the public, in perpetuity, a perpetual easement and right-of-way for GRANTEE and the public to be used as set forth below, over, across and through the land of GRANTOR situated in City of Ottumwa, Wapello County, State of Iowa, said land being described as follows:

See attached Legal Description, Attachment 1

The easement shall be described as follows:

Twenty (20) feet in width. The twenty feet easement shall be situated on the above described land along the Northwestern edge of said property, as close to the property line as safe for trail purposes. The trail will be located on the portion of above described land which is subject to sewer easement to City of Ottumwa. See attached map for location of recreational trail easement. (Attachment 2)

provided GRANTEE may deviate from said course, with GRANTOR'S permission, to avoid natural and/or man-made barriers.

GRANTOR agrees that it will not construct or place any building, structures, plants, or other obstructions on the property described above which would interfere with the use, operation and maintenance of the recreational trail and right-of-way.

GRANTEE AGREES to design, develop, construct, supervise, and maintain said trail at its own expense, and shall not prohibit nor impede the GRANTOR from use of the easement for access to and from its property, so long as GRANTOR'S use does not damage the trail or interfere with its usage for recreational purposes by the public. GRANTEE will hold harmless, fully indemnify, and defend the GRANTOR as well as their successors and assigns, from any and all liabilities, claims, demands, losses, costs, charges, and expenses, including reasonable attorney's fees and expenses, arising out of or occurring because of the development, construction, maintenance, and/or use of said trail and easement. The parties agree that GRANTOR may request from GRANTEE the right to construct a driveway or entranceway across the trail at some future time, which would intersect the easement, and GRANTEE will not unreasonably deny GRANTOR'S request, but such request must be made in writing and approved by the City Counsel of the City of Ottumwa, in Wapello County, Iowa, and in the event that such agreement is approved, each party further agrees not to restrict the other party's use of the easement.

GRANTEE, its successors and assigns shall have the following rights within the real property as holder of this easement: (a) Exclusive rights to use of the real property for development and maintenance of a trail and for a recreational purpose; (b) The right to permit general public access by foot, bicycle, ski, roller blades, or maintenance vehicles; (c) The right to lay out, mark, surface, develop, and maintain a trail, to post signs marking the trail, to manage vegetation through selective planting, pruning, or managed removal of trees, exotic or nuisance plant species, and to maintain and enhance the trail's scenic, natural, recreational, and ecological value; (d) The right to prohibit access by motor vehicle, through installation of gates, or other obstructions; (e) The right to inspect or maintain the real property or allow emergency or law enforcement access, via motorized or non-motorized vehicles; and (f) The right to include the trail as part of a citywide, countywide, regional, and/or statewide trail system.

THE GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

THE GRANTEE hereby notifies GRANTOR of its rights under Iowa Code Section 6B.52 to renegotiate construction or maintenance damages not apparent at the time of construction, for a period of 5 years from the date this easement is entered into.

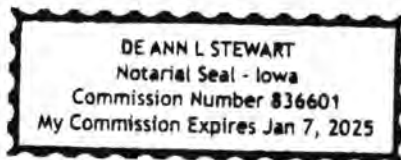
The grant and other provisions of this easement are binding on Grantor, his successors and assigns, and shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 16th
day of August, 2024

Randy Gottschalk
PERSONAL ENTERPRISES, L.C., a Limited
Liability Company, by Randy Gottschalk,
Member.
GRANTOR

STATE OF IOWA, COUNTY OF WAPELLO, SS.

On this 16th day of August, 2024, before me a Notary Public in and for the
State of Iowa, personally appeared Randy Gottschalk, Member, Personal Enterprises L.C., to me
personally known, and who, being by me duly sworn, did acknowledge to me that they
executed the above instrument as their voluntary act.



De Ann L Stewart
NOTARY PUBLIC IN AND FOR SAID STATE

ACCEPTANCE BY CITY:

This easement agreement shall not be binding until it has been approved and accepted by the
City Council of Ottumwa Iowa, by Resolution. Said approval and acceptance shall be noted on
this agreement.

CITY OF OTTUMWA, IOWA

By: Richard W. Johnson
Richard W. Johnson, Mayor

Sept. 3, 2024
Date

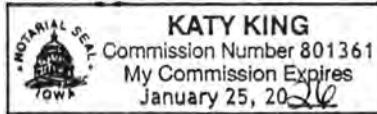
Attest: Christina Reinhard
Christina Reinhard, City Clerk

September 3, 2024
Date

STATE OF IOWA, COUNTY OF WAPELLO.

On this 3 day of September, 2024, before me, a Notary Public in and for
the State of Iowa, personally appeared Rick Johnson and Christina Reinhard, to me personally
known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk,
respectively, of the City of Ottumwa, Iowa; and that the instrument was signed on behalf of the
corporation, by authority of its City Council, as contained in Resolution No.
191-2024 adopted by the City Council on the 3 day of September,

2024, and Rick Johnson and Christina Reinhard acknowledged the execution of the instrument to be their voluntary act and deed of the corporation by it voluntarily executed.



Katy King

NOTARY PUBLIC IN AND FOR SAID STATE

ATTACHMENT 1
LEGAL DESCRIPTION FOR RECREATIONAL TRAIL EASEMENT

A part of Lot Twelve (12) and Thirteen (13), Block Three (3), the Town of Richmond, now in the City of Ottumwa, Wapello County, Iowa, described as follows:

Beginning at the point of intersection of the Southeast line of N. Ferry Street with the Northeast line of the alley in said Block 3; thence in a Southeasterly direction along Northeast line of said alley to the Southeast corner of said Lot 12; thence in a Northeasterly direction along the Southeast line of said Lot 12, a distance of 44.6 feet; thence in a Northwesterly direction to a point on said Southeast line of N. Ferry Street that is 111.2 feet Northeasterly of the place of beginning; thence in a Southwesterly direction along said Southeast line of N. Ferry Street a distance of 111.2 feet to the place of beginning. Except part sold to the City of Ottumwa found in Book 335 Page 203 in the Office of the Recorder of Wapello County, Iowa.

and:

That part of the northern portion of Lots 12 and Lot 13 located in Block 3 of Richmond Addition to the City of Ottumwa, Wapello County, Iowa described as follows:

Beginning at the northwest corner of Lot 13 Block 3 of Richmond Addition to the City of Ottumwa thence Southeasterly along the north lines of Lot 12 and Lot 13 a distance of 132 feet, thence southwesterly along the east line of Lot 12 of Richmond Addition a distance of 88 feet, thence northwesterly a distance of 147.67 feet to a point on the westerly line of Lot 13, thence northeasterly along the east line of Lot 13 a distance of 21.8 feet to the point of beginning, except for the following described tracts of land:

RIGHT OF WAY

A continuation of a 16 foot Right of Way along the Northwestern portion of Lot 13, Block 3 of Richmond Addition more particularly described as follows: Beginning at a point on the west line of Lot 13, block 3 of Richmond Addition that is 111.2 feet from the Southeast corner of said lot 13 thence along the western line to a point that is the Northwestern corner of Lot 13 and being a distance of 21.8 feet thence in a southeasterly direction on a line that is the Northern line of Lot 13 a distance of 16 feet, thence on a southwesterly line that is parallel to the West lot line of Lot 13 a distance of 29.85 feet, thence in a northwesterly direction 17.89 feet to the point of beginning.

SEWER EASEMENT

70 A 20 foot wide permanent easement for maintenance or replacement of the existing 24 inch diameter concrete storm sewer that is situated on Lots 13 and Lot 12 Block 3 of Richmond Addition in the City of Ottumwa, Wapello County, said easement shall be contingent to the sale of the City owned portion of said Lots 13 and 12. Commencing at a point that is 16 feet southeasterly of the northwest corner of Lot 13, Block 3 of Richmond Addition thence Southeasterly along the north line of Lot 13 a distance of 20 feet, thence southwesterly along a line parallel to the West lot line of 39.85 feet, thence northwesterly 22.37 feet to a point, thence northeasterly and parallel to the west line of Lot 13 a distance of 29.82 feet to the point of beginning.

Locally known as: 618 North Ferry Street, Ottumwa, Iowa 52501.





CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

Phillip Burgmeier

Prepared By

Department Head

Engineering
Department

City Administrator Approval

AGENDA TITLE: Resolution #192-2024. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Church Street Crosswalks Project.

☐

Public hearing required if this box is checked.

☐

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution #192-2024.

DISCUSSION: This project will place stamped concrete crosswalks with ADA ramps across Church Street located at Ransom Street and Davis Street. A painted crosswalk with ADA ramps will be installed at Moore Street.

Bids will be received and opened by the City of Ottumwa on September 18, 2024 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on October 1, 2024, or at a later date as determined by staff.

Estimated Cost: \$40,000.00

RESOLUTION #192-2024

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE CHURCH STREET CROSSWALKS PROJECT

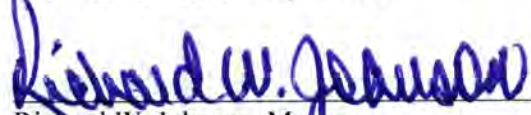
WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 3rd day of September, 2024.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk



CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

Engineering
Department

Phillip Burgmeier
Prepared By

Phil Burgmeier
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution #193-2024. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Street Patch Repair Program – 2024.

☐

****Public hearing required if this box is checked, ****

☐

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Pass and adopt Resolution #193-2024.

DISCUSSION: This project is a unit price contract for PCC panel replacement on selected streets. Work will consist of full depth saw cutting, pavement removal and placement of PCC patches. Targeted areas will address panel failures and faulting /settlement issues. This project also includes curb and gutter repairs on East Main Street.

Bids will be received and opened by the City of Ottumwa on September 18, 2024 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on October 1, 2024, or at a later date as determined by staff.

Estimate: \$ 175,000.00

Total budget for contracted street maintenance = \$750,000.00

RESOLUTION #193-2024

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE 2024 STREET PATCH REPAIR PROGRAM

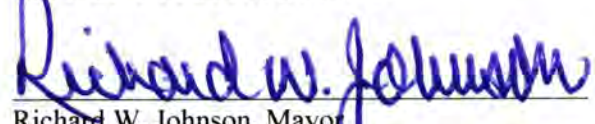
WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 3rd day of September, 2024.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk

received
6-29-24 330

Item No. I.-6.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 3, 2024

Engineering
Department

Phillip Burgmeier

Prepared By

Phil Burgmeier
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution #194-2024. Approving the Plans, Specifications, Form of Contract and Estimated Cost for the Street Crack Repair Program 2024.

☐

****Public hearing required if this box is checked. ****

☐

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Pass and adopt Resolution #194-2024.

DISCUSSION: This project is one of our annual preventative maintenance programs and consists of sealing street cracks throughout the City of Ottumwa.

The work to be completed is located at:

Projected Streets:

HMA:

N. Court St. (Golf St. to end of new)
Van Buren/Benson/Iowa (Penn. Ave to Lincoln)
Locust St. (Van Buren to Walnut St.)
Ash St. (Fourth St. to Second St)
Plum St. (Cooper St. to Ash St.)
Cooper St. (Plum St. to Second St.)
Caldwell St. (Second St. to City Limits)
Wildwood Ave. (Albia Rd. to PCC)
Chester Ave. (Wildwood Ave. to Skyline Ave.)
Bluegrass Rd. (Shaul Ave. to City Limits)
S. Adams (E. Second St. to E. Main St.)
Fourth St. (Walgreens to Market St.)
Hackworth (Richmond to end)

Source of Funds: Road Use 110-7-751

Budgeted Item: Yes

Budget Amendment Needed: No

Quincy Ave. (Highway to Albia Rd.)
Chester Ave. (Ferry St. to Osceola St.)
Hamilton St. (Osceola to End)

PCC:

S. Ferry (Baldwin to W. Mary St.)
Church St. (Moore St. to Five Corners)
Clinton St. (Sheridan St. To Madison Ave.)
Bridgeview Parking Lot
S. Davis St. (Williams to Mary)

Bids will be received and opened by the City of Ottumwa on September 18, 2024 at 2:00 p.m. The bid report and bid award recommendation will be presented at the City Council meeting on October 1, 2024, or at a later date as determined by staff.

2024 ESRP: \$75,000.00

RESOLUTION #194-2024

A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE 2024 STREET CRACK SEAL PROGRAM

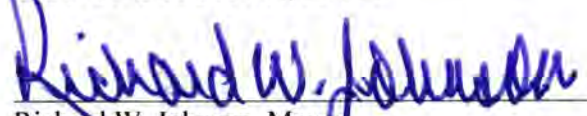
WHEREAS, The City Council of the City of Ottumwa, Iowa has conducted a public hearing on the plans, specifications, form of contract, and estimated cost for the above referenced project; and,

WHEREAS, No objections to the said plans, specifications, form of contract and estimated cost were received.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The plans, specifications, form of contract, and estimated cost for the above referenced project are hereby approved and adopted.

APPROVED, PASSED, AND ADOPTED, this 3rd day of September, 2024.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, City Clerk

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Jun 18, 2024

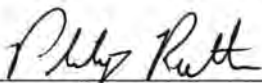
Philip Rath

Prepared By

Administration

Department

Department Head



City Administrator Approval

AGENDA TITLE: Resolution 147-2024 - Approving an Agreement with McMahon Associates, Inc. for Professional Consulting Services

☐

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution 147-2024

DISCUSSION:

With the retirement of Fire Chief Miller in September of 2023, the position has not been filled in a permanent capacity. The City has attempted to fill the position on two occasions. The first time resulted in one eligible candidate who was offered the position and turned it down. The second time resulted in one applicant who was not certified under the civil service procedure. Since the first failed attempt to fill the position I have been looking for alternative support to assist with the administrative functions of the role. One of these options was a retired fire chief who reviewed the opportunity and expressed the task bigger than one person could take on. Another option that was explored was the use of a company which

Source of Funds: General Fund - Fire

Budgeted Item:



Budget Amendment Needed:

specializes in the management of public safety and municipal entities. Attached to this document is a proposal for Professional Consulting Services for the fire department. The company would assign a team of professionals who have experience in the fire and emergency services area. They would be on site 4-5 days per month and available for consultation and support outside of those days.

The team would work with fire officers, city administration, and outside agencies as needed to review current practices and make recommendations related to required trainings, compliance with legal guidelines and standards, equipment, standard operating guidelines and policies, general operations, and EMS coordination. They work with current staff and DO NOT take command at any scene or incident. The company would provide support and guidance on the administrative side of the job and may prepare staff to be ready and able to take on the position the next time the job is posted for hire and/or assure the outside agencies that the City of Ottumwa of its support for the fire department and its future operation.

RESOLUTION NO. 147-2024

**RESOLUTION APPROVING AN AGREEMENT WITH
MCMAHON ASSOCIATES, INC FOR
PROFESSIONAL CONSULTING SERVICES**

WHEREAS, the City of Ottumwa has been operating without a full time fire chief since the retirement of Tony Miller; and

WHEREAS, the City has attempted on two separate occasions to fill the role and has been unsuccessful on both occasions, the first attempt resulting in a candidate turning down an offer and the most recent attempt receiving only one applicant; and

WHEREAS, McMahon Associates, Inc. has a Public Safety & Municipal Management component of their company which can provide support and counsel to the Interim Fire Chief, the Department, and the City; and

WHEREAS, the City has identified a need for Fire Management Counsel by professionals who can provide administrative support while evaluating and making recommendations related to the operating policies and procedures, equipment, training, and compliance of the fire department; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa, that the proposed Agreement between the City of Ottumwa, Iowa and McMahon Associates Inc. be hereby approved.

BE IT FURTHER RESOLVED, by the Ottumwa City Council of the City of Ottumwa, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute said resolution and the attached Agreement.

APPROVED, PASSED AND ADOPTED, this 18th day of June, 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

Fire Management Counsel

Prepared for The



WAPELLO COUNTY | IOWA

February 12, 2024

Prepared By

Kevin Kloehn, Public Safety Specialist

Jeffrey R. Roemer, Public Safety Manager



Fire Management Counsel

Prepared for The



Prepared By
McMahon Associates, Inc. | NEENAH, WISCONSIN
February 12, 2024

Table of Contents

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February 12, 2024

City of Ottumwa
Attn: Philip Rath, City Administrator
105 E. Third Street
Ottumwa, IA 52501

Dear Mr. Rath,

We are pleased to submit a proposal for Fire Management Counsel for the City of Ottumwa. Our teams' passion for Public Safety and working with Fire Management provides the basis for our interest in submitting this proposal. The McMahon Associates, Inc. (McMahon) team of consultants will not only meet your expectations, but also have extensive Fire Management experience.

McMahon's Public Safety and Municipal Management Group is a national and international consulting firm whose focus is on public sector consulting services. Most of our clients are public sector entities: municipalities, counties, tribes, or special districts. Our team of consultants are all senior level staff and are either current or former municipal management practitioners. An important component of our approach is frequent communication with the Administration.

Our extensive operational and strategic experience in the public safety area uniquely qualifies us for a project of this nature. The team has management, operational, technical, and consulting experience with all types of municipal and public safety operations experience.

Thank you again for the opportunity to submit this proposal. If you have any questions or desire to schedule a meeting where we can present our proposal in more detail and answer any questions, please feel free to contact me at 920-751-4200 ext. 403 or by email at kkloehn@mcmgrp.com. We look forward to working with you on this important project!

Respectfully,
McMahon Associates, Inc.

A handwritten signature in black ink that reads "Kevin Kloehn".

Kevin Kloehn
Public Safety Specialist

A handwritten signature in black ink that reads "Jeffrey R. Roemer".

Jeffrey R. Roemer
Public Safety Manager

JRR:kmh

McMahon provides public management consulting that provides professional, high quality public management consulting, project management and other related services to organizations throughout the United States and abroad. Our consultants have served the needs of numerous municipalities throughout the United States and remain very active with several public safety and government related organizations including:

- Wisconsin City/County Management Association
- International City/County Management Association
- Wisconsin State Fire Chiefs Association
- International Association of Fire Chiefs
- International Association of Police Chiefs
- Association of Public Safety Communications Officials
- Paramedic Systems of Wisconsin
- National Emergency Number Association
- National Police Protection Association
- Wisconsin Society of Certified Public Managers
- Wisconsin State Police Chiefs Association
- Wisconsin Association of Public Safety Communications Officials

Our consultants possess in-depth knowledge of relevant aspects of public service, which includes administration, communications, organization, labor relations, human resources, economics, and standards. This knowledge allows us to provide clients with an intellectual and objective analysis of the information received. This information is then presented in an easily understood format, allowing policy boards to make knowledgeable and informed decisions.

Project progress is measured against an established work plan, timetables, budget, and list of deliverables. Project methodology includes frequently scheduled progress meetings to discuss progress as well as new or unanticipated issues. The work plans are focused, coordinated, and logical. Project team members are also available throughout the duration of the project.

Our approach to this project requires a clear understanding of the current Fire Departments organization, staffing, operations, administration, planning, and related concerns. The key elements of our methodology include:

- A clear understanding of the project background, complex issues involved and the goals and objectives.
- A work plan that is comprehensive, well designed, practical and provides for ample opportunity for client input.
- Sufficient resources and a commitment to successfully completing the project within the desired time frame and at a reasonable cost.

Client Input

To provide Fire Management Counsel and make specific recommendations, it is critical that we receive quality information from officials, and staff. Accordingly, our approach includes regular meetings with the City Administrator and Fire Chief, along with associated agencies that would have valuable information to communicate to the Service.

Practical Recommendations

Our goal is to provide our client with realistic recommendations for the administration and management of the fire department. These recommendations need to be practical and based on sound practical standards and legal considerations.

Project Management

A successful assessment and the provision of effective recommendations requires a special effort to ensure that all levels of the project receive adequate attention and those findings and recommendations are thoroughly coordinated. This is accomplished by the development and adherence to a project work plan, clear management team assignments and frequent communications with the City and Fire Department Administration.

Department Meetings

Initial meetings will be held with the City and Fire Administration and/or Fire Officers, to review the duties and responsibilities of McMahon during the term of this project.

Management Team

The management team will consist of the McMahon project team, primarily Kevin Kloehn, and the City Administrator, the Fire Chief and his Officers. This team will meet initially to organize and plan the communications structure, the daily, weekly, and monthly work plan, which will be utilized to complete the project.

Availability

The McMahon project manager will be on-site an average of four to five days per month and will provide the ability for direct communications with the Fire Chief and City Administrator daily.

Administration

The management team will manage the project direction, revisions of department operations, coordination of agencies and resource needs.

Training

The management team will develop a department-wide training plan, which will outline training responsibility and provide adequate training for all department personnel on related changes to the Department based on the recommendations.

Compliance

The management team will review all current administrative rules and applicable standards, along with current departmental practices to ensure compliance with relevant legal guidelines and standards. McMahon will also assist with coordinating corporate and public legal assistance if needed.

Equipment and Maintenance

The management team will review current equipment, maintenance procedures and provide recommendations for any changes based on the resource recommendations.

Standard Operating Guidelines

The Project Manager will also provide guidance and assistance with the implementation and training of any changes to the department standard operating guidelines and response plans.

External Contacts

The Project Manager will assist with external fire departments, dispatch and related agencies as needed.

Reporting

A management summary report will be provided to the City Administrator monthly. This report will outline the project team and department activities and actions that have taken place during this project.

Emergency Scene Operations

The management team will review current incident scene practices and uniformity and develop and refine related standard operating guidelines to assure adherence to safety standards, best tactical practices, and uniformity throughout the Department, based on the recommendations. McMahon personnel will not be in a position to take command at the scene of any incident.

EMS Coordination

The Project Manager would also be available to assist with EMS coordination as needed by the Department.

Project Fee

McMahon Associates, Inc. proposes to provide the Scope of Services described in this Proposal for the Fire Management Counsel as follows:

Time & Expense estimated at: \$10,000 - \$13,000 per month

Upon acceptance of this Proposal, McMahon will prepare an Agreement incorporating the Scope of Services and terms outlined here. All services will be provided in accordance with our General Terms & Conditions, dated November 10, 2024, which will be incorporated into the Agreement for reference.

Invoices will be sent every month based on the previous months' time and expenses.

Project Schedule

McMahon has the staff available to begin this project immediately upon award. Based on our prior experience in projects similar in nature, it is estimated that it will take approximately five to eight (5-8) months to complete. This timeline is contingent upon the compliance issues that need to be worked on. There will be weekly communications with the City Administration and regular review of project hours and prioritizing of objectives.

Personnel assigned to this project are selected from McMahon Associates, Inc. (McMahon). The Project Manager supervises the Project Team and clerical personnel support the team. The combined resources ensure that the client receives the best possible combination of professional attention.

Kevin K. Kloehn – Public Safety Specialist

Kevin will serve as Project Manager. Kevin has over 31 years of experience in the Fire, Emergency Medical, and Emergency Management field. He recently retired as a Fire Chief of a consolidated fire department in Wisconsin. Before his position as Fire Chief, he worked as a Shift Commander/Battalion Chief, Captain, and Driver. Prior to becoming a career Fire Chief, Kevin worked as a Fire Chief for a Volunteer Department in which he consolidated two (2) Fire Departments within a Community. Kevin has experience on two (2) major Consolidation Projects, Strategic Planning, Emergency Operations Planning, and developing Training Plans for new Firefighters.

Kevin I. Bierce – Senior Public Safety Specialist

Chief Bierce has been the Fire Chief for the City of Pewaukee Fire Department since 2008 where he oversees all emergency operations. Prior to becoming Chief, he worked in various positions including Assistant Chief, Division Chief of Prevention, Captain, and Lieutenant. As Division Chief of Inspections, Kevin worked to combine the building inspection department of two communities under the authority of the Fire Department to create the Building Services Division overseeing building, zoning, and plan review of all structures in the Village and City of Pewaukee. He is a licensed building official and serves by appointment of the Governor of Wisconsin on the Wisconsin Commercial Building Code Council, responsible for the oversight and review of the Wisconsin Building Codes.

Robert C. Whitaker – Senior Public Safety Specialist

Robert will assist the Project Team and has over 25 years of experience in the fire, emergency medical and emergency management field. He currently works as a Fire Chief/Administrator of a consolidated fire department in Wisconsin. Before his position as Fire Chief/Administrator, he worked as a Deputy Chief of Administration, Battalion Chief and Training Chief. Robert has worked as a consultant on a variety of public sector management projects, including multiple projects on fire service consolidation and shared service initiatives.

Gerald W. Kudek – Public Safety Specialist II

Gerald is an experienced and dedicated public safety professional with over 38 years of experience in the fire service. Starting as a paid-on-call firefighter, he advanced to a full-time career and has served in every aspect of the fire department, from firefighter/EMT, Motor Pump Operator, Lieutenant in charge of Training, Battalion Chief, and to his last 10 years as Fire Chief. His strong leadership and relationship building skills were key as the department gained City Council approval of 9 new firefighter positions (without grant or referendum), as well as moving forward with new station construction and a station remodel. His areas of expertise include fiscal responsibility, problem solving, and innovative thinking.

Jeffrey R. Roemer – Public Safety Manager

Jeff will assist the Project Team with review of project specific information and processes as well as advise on findings and recommendations. He has over 35 years of experience in public safety and is currently Public Safety Manager of the Public Safety & Municipal Management Group for McMahon. He is a certified public manager and has been providing full-time public safety management consulting for the last 24 years. He worked as a Fire Chief, Police Chief, EMS Director, and Emergency Management Director before moving into public management consulting. He has worked with over 300 public safety clients nationwide and internationally.

RIPON AREA FIRE DISTRICT
Strategic Planning & Org Analysis and Fire Management Counsel
Ellen Sorenson
515 Aspen Street,
Ripon, WI 54971
920-745-2262

CITY OF MAUSTON
Fire Management Counsel
Mauston Police and Fire Commission
Brian McGuire, Chairman
btmcguire77@gmail.com
303 Mansion Street
Mauston, WI 53948
608-548-3035

HOLMEN FIRE DISTRICT
Fire Department Sustainability and Fire Management Counsel
Patrick Barlow, Fire Board President
barlow@holmenwi.com
710 South Main Street,
Holmen, WI 54636
608-526-9363

CITY OF BARABOO, WI
Fire Dept. Organizational & Consolidation Feasibility Study
Edward Geick, City Administrator
101 South Blvd
Baraboo, WI 53913
608-355-2715

CITY OF DE PERE, WI
Fire Dept. Organizational & Consolidation Feasibility Analysis and Interim Fire Chief Services
Larry Delo, City Administrator
335 S. Broadway
De Pere, WI 54115
920-339-4044

VILLAGE OF GERMANTOWN
Fire Management Counsel Services
Steven Kreklow, Village Administrator
skreklow@germantownwi.gov
N112W1701 Mequon Road
Germantown, WI 53022
262-250-4775

CITY OF GREEN BAY
Interim Fire Chief Services
Eric Genrich, Mayor
100 N. Jefferson Street
Green Bay, WI 54301
920-448-3000

VILLAGE OF JOHNSON CREEK
Interim Fire Chief Services and Fire Management Counsel
Sam Bell, Village Clerk
samb@johnsoncreekwi.org
125 Depot Street
Johnson Creek, WI 53038
920-699-2296



CITY OF

OTTUMWA

①

Citizen Input Request Form

9.3.2024

Council Meeting Date

Name:

Sam CARREW - CISS

Address:

1420 Mulberry St. DSM, IA

Item No. to Address:

Housing on Elm

(Agenda will be provided to complete this section)

If you are addressing the Council on an item not listed on the agenda, briefly explain the item you wish to speak on:

Here if I can

The Mayor will invite you to address the City Council at the appropriate time. When called upon by the Mayor, step to the microphone and please state your name for the record. Comments are to be directly germane to City business, operations, or an item listed on this agenda. Remarks shall not be personalized and will be limited to three minutes or less. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments not directly germane to City business, operations, or an item listed on the agenda, as determined by the Mayor, will be ruled out of order. If you are addressing an item not listed on the agenda the Council will not take any action on the item due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department for response, if relevant.



CITY OF
OTTUMWA

2

Citizen Input Request Form

9/3/2024
Council Meeting Date

Name:

Chris Craver

(2)

Address:

948 N Elm St

Item No. to Address:

62

(Agenda will be provided to complete this section)

If you are addressing the Council on an item not listed on the agenda, briefly explain the item you wish to speak on:

The Mayor will invite you to address the City Council at the appropriate time. When called upon by the Mayor, step to the microphone and please state your name for the record. Comments are to be directly germane to City business, operations, or an item listed on this agenda. Remarks shall not be personalized and will be limited to three minutes or less. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments not directly germane to City business, operations, or an item listed on the agenda, as determined by the Mayor, will be ruled out of order. If you are addressing an item not listed on the agenda the Council will not take any action on the item due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department for response, if relevant.

3

CITY OF
OTTUMWA

Citizen Input Request Form

9/3/24
Council Meeting Date

(3)

Name: Bucky Ingle

Address: 952 N. Elm

Item No. to Address: G-2 1094 Elm
(Agenda will be provided to complete this section)

If you are addressing the Council on an item not listed on the agenda, briefly explain the item you wish to speak on:

The Mayor will invite you to address the City Council at the appropriate time. When called upon by the Mayor, step to the microphone and please state your name for the record. Comments are to be directly germane to City business, operations, or an item listed on this agenda. Remarks shall not be personalized and will be limited to three minutes or less. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments not directly germane to City business, operations, or an item listed on the agenda, as determined by the Mayor, will be ruled out of order. If you are addressing an item not listed on the agenda the Council will not take any action on the item due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department for response, if relevant.



Citizen Input Request Form

9/3/2024

Council Meeting Date



Name: Dennis Renfrew

Address: 1003 W. Elm St Ott IA

Item No. to Address: G-2
(Agenda will be provided to complete this section)

If you are addressing the Council on an item not listed on the agenda, briefly explain the item you wish to speak on:

The Mayor will invite you to address the City Council at the appropriate time. When called upon by the Mayor, step to the microphone and please state your name for the record. Comments are to be directly germane to City business, operations, or an item listed on this agenda. Remarks shall not be personalized and will be limited to three minutes or less. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments not directly germane to City business, operations, or an item listed on the agenda, as determined by the Mayor, will be ruled out of order. If you are addressing an item not listed on the agenda the Council will not take any action on the item due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department for response, if relevant.



CITY OF

OTTUMWA

(7)

Citizen Input Request Form

9-3-2024

Council Meeting Date

Name: Marc RoseAddress: 1841 GORDON ST NWItem No. to Address: I 4
(Agenda will be provided to complete this section)

If you are addressing the Council on an item not listed on the agenda, briefly explain the item you wish to speak on:

The Mayor will invite you to address the City Council at the appropriate time. When called upon by the Mayor, step to the microphone and please state your name for the record. Comments are to be directly germane to City business, operations, or an item listed on this agenda. Remarks shall not be personalized and will be limited to three minutes or less. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments not directly germane to City business, operations, or an item listed on the agenda, as determined by the Mayor, will be ruled out of order. If you are addressing an item not listed on the agenda the Council will not take any action on the item due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department for response, if relevant.