

OTTUMWA CITY COUNCIL MINUTES Item No. B.-1.

REGULAR MEETING NO. 30  
Council Chambers, City Hall

November 5, 2019  
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member Streeby, Berg, Roe, Stevens and Mayor Pro Tem Dalbey.

Roe moved, seconded by Berg to approve the following consent agenda items: Mins. from Reg. Mtg. No. 29 on Oct. 15, 2019 as presented; Acknowledge Sept. fin. stmt. and pymt. of bills as submitted by the Finance Dept.; Promotion of two part-time drivers to full-time status due to increased ridership through contractual agt. with Logisticare for Ottumwa Transit; Civil Service Commission Eligibility Lists of October 30, 2019: Police Officer – Entrance, Health Dept. Housing Code Enforcement Inspector – Entrance, PW Journeyman Electrician / HVAC Tech. – Entrance, PW Master Electrician / HVAC Tech. – Entrance, Beach Operations Maint. Worker – Entrance; Approve the purchase of two (2) in-car camera systems from L3 Mobile-Vision, Inc. for \$9,792.40 for the Police Dept.; Approve the purchase of a new Vaughan Chopper pump from Allied Systems, Inc. of Omaha, NE for the quoted price of \$9,150 for WPCF; Res. No. 233-2019, approving the contract, bond and cert. of insurance for the 2020 Roofing Imprv. Rebid Project; Res. No. 245-2019, setting Nov. 19, 2019 as a date of a public hearing on the Funding Agt. for the previously est. Downtown Ottumwa Self-Supported Municipal Improv. Dist. (SSMID); Res. No. 247-2019, authorizing the budgeted transfers for FY 2020 Debt Pymt., Equip. Replacement and Expanded Street Repair Prog.; Beer and/or liquor applications for: Mimi's Taqueria, Inc., 707 Church St; Benchwarmers Eatery & Sports Lounge, 2209 Roemer Ave.; all applications pending final inspections. All ayes.

Streeby moved, seconded by Roe to approve the agenda as presented. All ayes.

Steve Dust, Legacy Foundation and Dir. of Hlth. Insp. & Planning Flanagan presented on the Riverfront Development & BUILD Grant Program. This project has started to take form. Three functional teams (Riverfront Housing Team, Intermodal Station Team and Transit Oriented Development (TOD) Team) want to focus on the top 4 opportunities in centered on transportation in the downtown area. These include: Upgrade Amtrak Station to increase Ottumwa's Downtown and Regional appeal, Create TOD around Amtrak Station to attract private investment and enhance downtown vibrancy, Prioritize Riverfront Revitalization including new residential apartments, and Boost Riverwalk System with dynamic Riverfront Electric Park Venue. Next steps – Implementation Focus: budgets and priorities, advance BUILD Grant projects, prepare 2020 BUILD Grant application, implement private development projects to increase tax base. Dedicated project website: [www.ottumwariverfront.org](http://www.ottumwariverfront.org).

Interim City Admin. Lazio began the discussion of separating Human Resources from Legal. Human Resources and Legal were consolidated into one position in 2011. Starting to look at retirements and succession planning, it makes sense to separate these positions. With over 188 full time employees, we need a specialist/certified HR personnel. Request to hear from each council member about this topic. Will work through a plan and timeline to present at a later date.

Reminded people they still have approx. 2 hrs. to vote – polls close at 8:00 P.M.

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

Roe moved, seconded by Berg to accept bid and award contract for asbestos removal and demo of 507 N. Wapello to Environmental Edge of Ottumwa, IA, for the best bid of \$10,450. Dir. of Hlth. Insp. & Planning Flanagan reported three bids were received. All ayes.

Streeby moved, seconded by Roe to accept bid and award contract for asbestos removal and demo of 430 S. Milner to Weston McKee of McKee Construction of Fairfield, IA, for the best bid of \$33,700. Dir. of Hlth. Insp. & Planning Flanagan reported five bids were received. All ayes.

Roe moved, seconded by Stevens to award the contract for Beach Ph. 4, RFP 7X Wood Fence Repair to Ramsey Paint Contracting, LLC of Ottumwa, IA, in the amount of \$4,560. Parks & Rec. Dir. Rathje reported one bid was received and Engineer's Cost opinion was \$8,000. All ayes.

PW Dir. Seals presented an update on the Fleet Committee and their processes.

This was the time, place and date set for a public hearing on the sale of City owned property located at 216 N. Marion in the City of Ottumwa, Wapello County, IA. Dir. of Hlth. Insp. & Planning Flanagan reported the Woudenbergs own other property in the neighborhood and would like to purchase the lot to use for green space. No objections were received. Roe moved, seconded by Streeby to close the public hearing. All ayes.

Streeby moved, seconded by Roe that Res. No. 224-2019, accepting the offer and approving the sale of 216 N. Marion to John and Noma Woudenberg for the sum of \$501, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the proposed renovation and disposal of 307 E. Main in the City of Ottumwa, Wapello County, IA to R.G. Property, LLC. Dir. of Hlth. Insp. & Planning Flanagan reported this property is severely in need of prompt renovation and the removal of misc. debris, storage items and trash. A Development Agt. has been proposed by Rod Grooms with R. G. Property, LLC for the renovation of this property. The initial Resolution set this date as the time and place of hearing on the proposed Development Agt and requesting the submission of any other competing proposal(s). None were received. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Stevens moved, seconded by Roe that Res. No. 244-2019, approving a Development Agt. with R.G. Property, LLC for the renovation of 307 E. Main and authorizing the sale of 307 E. Main in the City of Ottumwa, Wapello County, IA to R.G. Property, LLC for the sum of \$1, be passed and adopted. All ayes.

Roe moved, seconded by Streeby that Res. No. 239-2019, approving Policy No. 71: Pre-employment reimbursement contracts for certified police officers and auth. the Police Chief and/or HR Dir. to execute such contracts on behalf of the City of Ottumwa; and to ratify existing contracts, be passed and adopted. Police Chief McAndrew reported that with this Policy, the employee expressly agrees to serve as a full-time police officer for the City for at least three yrs. from the date of hire; otherwise, s/he will reimburse the City a percentage of the actual training costs if choosing to leave employment prior to three yrs. time. All ayes.

Streeby moved, seconded by Roe that Res. No. 240-2019, auth. Mayor Pro Tem to execute Iowa DOT Precon. Agt. No. 2019-4-167 for PCC Pavement, Pedestrian Tunnel and Traffic Signal work in connection with the US 63 reconstruction project at River Rd/County Rd J12 and Mary St., be passed and adopted. PW Dir. Seals reported IDOT will make improvements to US 63 including replacement of traffic signals at the intersection of Mary St. and a concrete pedestrian tunnel constructed under US 63 for the trail. All ayes.

Roe moved, seconded by Berg that Res. No. 242-2019, auth. Mayor Pro Tem to execute EOR Iowa Proposal for Wetland, T & E, and Preliminary Cultural Resources Investigations for CSO, Ph. 8, Blake's Branch, Div. 2 and 3, be passed and adopted. PW Dir. Seals reported EOR Iowa will perform a wetland investigation which specifically consists of jurisdictional waters delineations and preparation of a summary rpt., preparation of a habitat assessment of state and federally protected species, and preparation of an initial cultural resources overview to assist project engineers with their planning and development of Ph. 8, Blake's Branch. All tasks are intended to provide the City with compliance with requirements needed for participation in funding via the IA State Revolving Fund (SRF). All ayes.

Stevens moved, seconded by Streeby that Res. No. 243-2019, approving waiving the monthly rent paid by Archangel Services, LLC, the Fixed Based Operator at the Ottumwa Regional Airport, for the 2019 calendar yr. be passed and adopted. Interim City Admin. Lazio reported due to the airport runway being shut down from April through October due to the Runway Reconstruction Project, our FBO has noticed a substantial loss due to this inconvenience. Request to waive a total of \$9,400 for the calendar year of 2019. All ayes.

Roe moved, seconded by Berg that Res. No. 248-2019, approving the Prof. Services Agt. between the City of Ottumwa and Garden & Associates for the East Woodland Ave. Reconstruction Project, be passed and adopted. PW Dir. Seals reported a break in a water main resulted in severe undermining for approximately 575 LF that led to complete pavement failure. After evaluation the existing sanitary system, it will require replacement. Ottumwa Water Works will be participating at 50% on items indicated in the included spreadsheets. Project total estimate \$356,000, with design contract at \$30,000. All ayes.

Berg moved, seconded by Streeby that Res. No. 249-2019, accept a gift of real estate from Donald L. Jones and Connie L. Jones, D/B/A J & J Rents, LLC, at 319 W. Fifth in the City of Ottumwa, Wapello County, IA, be passed and adopted. The property has been placarded for several yrs. and the owner is unable to repair but was willing to donate to the City. The Health Dept. will determine if the property can be salvaged or needs to be demolished. All ayes.

Roe moved, seconded by Berg that Res. No. 250-2019, approving Change Order No. 1 for the Ottumwa Main Street (Downtown Streetscape) Recon. Project, be passed and adopted. PW Dir. Seals reported this change order consists of three items (installing a temp. water service line that was installed on a Fire Hydrant feed, forced account water service lines from the new water service stop box to bldg. water meters, and removal of unsuitable trench fill and purchase and placement of class 10 fill material.) Change Order No. 1 increases the contract amount by \$30,194.36, making the new contract sum \$5,126,553.66. All ayes.

Streeby moved, seconded by Berg that Res. No. 251-2019, approving Change Order No. 1 and accepting the work as final and complete for the 2019 RFP #5, Elm Street Force Main Repair and authorizing final payment to DC Concrete and Construction, LLC in the amount of \$17,220, be passed and adopted. PW Dir. Seals reported Change Order No. 1 increases the contract by \$16,400, making the new contract sum \$32,800. All ayes.

Roe moved, seconded by Berg that Res. No. 252-2019, awarding the contract for the WPCF Gatewell Conversion Project to Minturn, Inc. of Brooklyn, IA in the amount of \$35,500, be passed and adopted. PW Dir. Seals reported this project consists of converting gatewell structures at the ends of Market and Jefferson Streets into manholes. The gatewells are no longer authorized Combined Sewer Overflows. Three bids were received and engineer's opinion of cost is \$34,000. All ayes.

Berg moved, seconded by Streeby that Res. No. 253-2019, approve the repair of a Flygt Model 3306-665 pump from Electric Pump of Des Moines, IA for the quoted price of \$42,837.45 to rebuild one of four Elm Street Lift Station Pumps, be passed and adopted. PW Dir. Seals reported the Flygt Model 3306 was originally purchased in 1999 and will soon be in service for 21 years. Repair of this pump takes up to 10 wks and there will be a 90 day warranty on the rebuild plus 1 yr warranty on the parts. WPCF budgeted \$60,000 for pump repairs which will be used for this item. All ayes.

Roe moved, seconded by Berg to pass the first consideration of Ord. No. 3169-2019, amending Ch. 26, entitled Parks and Rec., by inserting a new section 26-28, regarding the use of bows and arrows on public park ground, to the Municipal Code of the City of Ottumwa, IA. Parks & Rec Dir. Rathje reported that the Parks Adv. Brd. reviewed the request from the citizens who would like the ability to practice archery in the City's public parks and would like to create a public archery area possibly in the Blackhawk Boat Ramp area, although the final location has not been determined. The Parks Dept. will seek grant funds to build a certified archery range. No objections were received. All ayes.

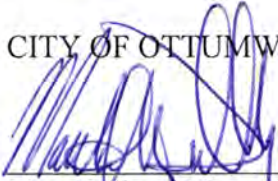
Streeby moved, seconded by Stevens to waive the second and third consideration, pass and adopt Ord. No. 3169-2019. All ayes.

Mayor Pro Tem Dalbey inquired if anyone from the audience wished to address an item not on the agenda. Dalton Connery, Clinton Ave., wished to discuss the possibility of lifting the ban on Pit Bulls within City limits. Can this ordinance be looked at and possibly altered to reflect stipulations for allowing Pit Bulls in City limits? I know that people's safety is what matters in this situation, but I would personally like to see this ordinance looked at and re-evaluated.



Interim City Admin. Lazio reminded the public that we will have a meeting on Nov. 14, at Bridge View Center, from 5-7 P.M. to discussion the City's Comprehensive Plan.

There being no further business, Streeby moved, seconded by Stevens that the meeting adjourn. All ayes.

Adjournment was at 6:56 P.M.

CITY OF OTTUMWA, IOWA  
  
Matt Dalbey, Mayor Pro Tem

ATTEST:

  
  
Christina Reinhard, City Clerk