

REGULAR MEETING NO. 6
Council Chambers, City Hall

February 16, 2021
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member Meyers, Dalbey, Roe and Mayor Lazio.
Council Members Berg and Stevens were absent.

Roe moved, seconded by Dalbey to approve the following consent agenda items and pull Item B-7, Auth. the release of funds in the amount of \$25,000 for the contribution to the Babe Ruth World Series event scheduled for summer 2021, to be voted on separately. Mins. from Reg Mtg. No. 4 on Feb. 2, 2021 and Special Mtg. No. 5 on Feb. 9, 2021 as presented; Ack. Jan. fin. stmt. and pymt. of bills as submitted by the Finance Dept.; Recommend re-appointment of Don Wasson to the Airport Adv. Brd, term to exp 10/01/2023 and re-appointment of Mary Ann Reiter to the Inspection Brd of Review, term to exp 1/18/2026; Approve appointment of Karen Bumsted to full-time Chief of Police Secretary for OPD; Approve Drug Task Force Bryne-JAG Grant Submission and auth the Mayor to sign all related docs.; Renew contract for fireworks display for July 4, 2021 through July 4, 2023 including a rain date for each yr and a COVID Addendum; Approve purchase of a new plow for Veh. No. 53, 2012 Ford F550 One Ton Dump Truck, from Hawkeye Truck Equip for \$8,150; Approve purchase of Optima CVE-16 All Weather sampler from GPM of Blair, NE, for \$7,173 for WPCF; Approve final pymt. in the amt. of \$699.90 to Christy Construction for emergency sewer repair on Hancock St.; Res. No. 21-2021, set March 16, 2021 as the date of a public hearing on the disposition of City owned property located at 111 N. Clay; Res. No. 36-2021, set March 2, 2021 as the date of a public hearing for the purpose of considering options for the nomination process for selection of City Representatives; Res. No. 38-2021, approving the contract, bonds, and cert. of ins. for the Marion St. Reconstruction Project; Res. No. 39-2021, approving the contract, bonds, and cert. of ins. for the WPCF Effluent Diffuser Project; Res. No. 45-2021, setting March 2, 2021 as the date of a public hearing for the renewal of a lease agt. between the City of Ottumwa and Musco Sport Lighting, LLC; Beer and/or liquor applications for: Hy-Vee C-Store #2, 2457 N. Court St.; Hy-Vee Drugstore, 1140 N. Jefferson St.; Pallister Brothers Brewing Comp., 116 N. Market St.; all applications pending final inspections. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Roe moved, seconded by Meyers to auth. release of funds in the amt. of \$25,000 for contribution to the Babe Ruth World Series event scheduled for summer 2021. City Admin. Rath and CVB Dir. Wartenberg further explained requested funds will be used for marketing and PR, sponsorships. Possible economic impact of this event around \$3 Million. Any profit from sales of souvenirs, banquets will go back to Ottumwa baseball after all expenses are accounted for. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Dalbey to approve the agenda as presented. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Dir. of Finance, Mulder, presented FY22 Budget. Items to note: last yr.'s max levy rate \$23.2028, but was set at \$22.4565; FY22 max rate \$23.15 but anticipate lowering to \$22.22. When COVID happened, projections were for revenues to decrease when in fact they have increased; this is a testament to our local community and has made a huge difference.

City Admin. Rath provided a yr. in review; our finances are moving in the right direction; looking to decrease our tax levy; updated Comp Plan; strengthening community partners relationships.

Main St. Ottumwa update presented by Dir. Zesiger. 2021 Initiative highlights to support downtown businesses, foster a strong organization and support system, and creating a vibrant and active downtown.

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

Roe moved, seconded by Meyers to deny the request as adv. by City Admin. regarding "City-Sponsored Event" Status for staff coordinated semi-annual craft shows. This path, city staff volunteering time at said events, is not the best way to coordinate funds for an event. We have been adv. by legal that this use of employee time and the event itself is not for public purpose. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Dalbey moved, seconded by Roe to approve the City to proceed with issuing revised RFP's related to janitorial services for the City of Ottumwa. The City will re-solicit proposals for said services at the Law Center; proposals are due by 2:00 P.M. on March 10, 2021. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Dalbey to approve add'l fees for professional services for the Ottumwa Main St. (Downtown Streetscape) Project, payable to Garden & Associates. PW Dir. Seals reported original est. fee was \$300,000. \$4,882.93 is the overage being recommended for approval by council. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Roe moved, seconded by Dalbey to approve add'l fees for professional services for the East Woodland Ave Reconstruction Project, payable to Garden & Associates. PW Dir. Seals reported original est. fee was \$40,000. \$338.42 is the overage being recommended for approval by council. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

PW Dir. Seals provided update on Sidewalk Drop & Detectable Warning Installation Program.

Roe moved, seconded by Dalbey that Res. No. 33-2021, approving applications for residential and commercial tax abatement under the Urban Revitalization Plan, totaling \$3,395,234 and subject to review by the local assessor, be passed and adopted. Planner Simonson reported 10 residential and 5 commercial tax abatement applications. There were 4 new homes in the city that applied for tax abatement assistance. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Roe that Res. No. 34-2021, approve RFP submitted by Marco Tech., LLC, of Urbandale, IA, to replace the City's phone system and for IT Mgr. and Finance Dir. to proceed with contract negotiations, be passed and adopted. IT Mgr. Wilson reported 6 responses recd. with top two vendors being interviewed (Marco and Gordon Flesch Comp.) Marco's est. cost is \$116,361. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Dalbey moved, seconded by Roe that Res. No. 35-2021, entering into an Agt. with Main St. Ottumwa to auction the contents of City-owned property at 131 E. Main and divide proceeds between Main St. Ottumwa and Ottumwa Historic Preservation Commission, be passed and adopted. Planner Simonson reported the city took title to this property last fall through 657A proceedings. Currently, the bldg. contains a lg. collection of tools, material, equip., and more. It is difficult to est. the potential value of all items because it is difficult to take a full inventory. Proceeding with the auction will achieve the important priority of the City that is cleaning out this property to prepare for its restoration and redevelopment. This auction will also strengthen the relationship between the City and our partner in downtown development, Main St. Ottumwa. Finally, the portion of auction proceeds directed to the

Historic Preservation Commission will help them develop a historic preservation strategic plan, a goal identified within Our Ottumwa 2040 Comp Plan. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Dalbey that Res. No. 37-2021, award the contract for the Apron Improvements Project at the Ottumwa Reg. Airport to Winger Contracting Company of Ottumwa, IA, in the amt. of \$221,731.50, be passed and adopted. Airport Mgr. Cobler reported 8 bids were recd., with the highest being \$449,963. IADOT grant will reimburse the City 85% of the final product amount with remainder coming from the Airport Fund Balance. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Dalbey moved, seconded by Meyers that Res. No. 40-2021, assessing three outstanding invoices for Water Service Agts entered into with the City and downtown businesses through the Ottumwa Main St. (Downtown Streetscape) Project totaling \$4,168.27, be passed and adopted. PW Dir. Seals reported three outstanding invoices remain for water service installation, curb stop to bldgs. during said project. These amounts will be assessed against the following business property owners: 316 E. Main - Jesse Leon & Brooklyn C. Leon - \$2,134.38; 203 E. Main - Jerry Houk - \$813.07; 230 E. Main - Potentials, Inc. - \$1220.82. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Roe moved, seconded by Dalbey that Res. No. 41-2021, approve the rebuild of both Turblex blowers for WPCF, totaling \$32,000, be passed and adopted. PW Dir. Seals reported the 2 Turblex blowers play a critical role in the operations of the wastewater plant by supplying oxygen to the bacteria. They were installed fall 2009, and should last another 10 yrs. with regular maintenance. The plant process requires a single blower to run continuous 24/7 (8760 hrs.), with the blowers being cycled or alternated to maintain even wear. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Roe that Res. No. 42-2021, award the contract for the Johnson Ave Reconstruction Project to Pillar, Inc., of Huxley, IA, in the amount of \$109,935.20, be passed and adopted. PW Dir. Seals reported four bids were recd. Due to heavy traffic in this area, this project will be broken up into 2 phases. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Roe moved, seconded by Dalbey that Res. No. 43-2021, approving Professional Services Agt between the City of Ottumwa and Veenstra & Kimm, Inc. for the Levee System Cert., be passed and adopted. PW Dir. Seals reported as part of the levee accreditation process the levee system is required to have a min. 3 ft. of free board and 4 ft. at structures. When the USCOE recalculated the 100 yr. river flood profile it raised several ft. This new rating created areas of the levee system that no longer meet the 3 and 4 ft. guidance. V&K will perform this analysis as a two phased approach. The first will determine the Hydrologic Confidence Limits. If findings are favorable, we then start modeling to determine the Conditional Exceedance Probability. Est. costs: Determine Hydrologic Confidence Limits West End (\$2,000); Downtown (\$5,000); Input the Confidence Limits into the Model to determine Conditional Exceedance Probability for each Levee Component West End (\$3,000); Downtown (\$4,000). Est. cost for each of the two phases is \$7,000, with a total not to exceed \$14,000 for all work performed. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Meyers moved, seconded by Roe that Res. No. 44-2021, auth. the release of funds in the amt of \$116,000 from the Transit Fund to Ten-Fifteen Reg Transit Auth as earmarked for transit purposes, be passed and adopted. City Admin. Rath reported after closing out both fiscal and calendar yrs., records indicate an approx. cash balance in the Transit Fund of \$316,000. These funds are earmarked for transit purposes and staff has est. up to \$200,000 of potential run-out expenses related to personnel and other obligations. The

balance \$116,000 is to be transferred to Ten-Fifteen. Staff will continue to monitor the fund to determine any future dispersement. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Dalbey moved, seconded by Roe that Res. No. 46-2021, suspending periodic rental inspections in the City of Ottumwa for a period of 90 days, be passed and adopted. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

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

There being no further discussion, Mayor Lazio called the meeting to recess at 7:24 P.M. Council will reconvene in Room 108 for closed session proceedings.

REGULAR MEETING NO. 6
Room 108, City Hall

February 16, 2021
7:31 O'Clock P.M.

The meeting reconvened at 7:31 P.M.

Present were Council Member Meyers, Dalbey, Roe and Mayor Lazio. Council Members Berg and Stevens were absent.

Roe moved, seconded by Dalbey to enter into closed session in accordance with IA Code Section 21.5(1)(i). ("To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.") for the purpose of conducting the City Admin.'s performance evaluation. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

The meeting entered closed session at 7:33 P.M.

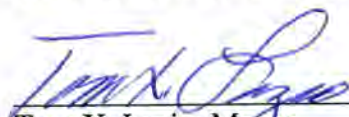
Meyers moved, seconded by Dalbey to return to open session at 7:56 P.M. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Roe moved, seconded by Meyers to increase City Admin. Rath's salary by \$6,000, per the original hiring agt., effective on his anniversary date. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

There being no further business, Roe moved, seconded by Dalbey that the meeting adjourn. Motion carried 3-0 vote. Council members Berg and Stevens were absent.

Adjournment was at 7:59 P.M.

CITY OF OTTUMWA, IOWA


Tom X. Lazio, Mayor

ATTEST:


Christina Reinhard, City Clerk