

REGULAR MEETING NO. 8
Council Chambers, City Hall

March 1, 2022
5:30 O'Clock P.M.

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

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

Hull moved, seconded by Roe to approve the following consent agenda items: Mins from Regular Mtg. No. 7 on Feb. 15, 2022 as presented; Ack. Jan. financial stmt. and pymt. of bills as submitted by Finance Dept.; Approve appt. of Will Heckart to Equip. Operator – Traffic on or about March 13, 2022; Approve appt. of Jason Guyette to Operator at WPCF on or about March 13, 2022; Civil Service Commission Elig. Lists for Feb. 23, 2022; Bldg. Inspector Entrance and Utility Worker – Various Entrance; Res. No. 54-2022, approving contract, bonds, and cert. of ins. for Cooper Ave. Reconstruction Project (Main to Second); Res. No. 55-2022, approving contract, bonds, and cert. of ins. for Lillian St. Reconstruction Project (Mary to Williams); Res. No. 59-2022, setting March 15, 2022 as the date of a public hearing to consider ten-yr. renewal of lease agt. between the City and USDOT-FAA; Res. No. 62-2022, setting March 15, 2022 as the date of a public hearing on the disposition of City owned vacant lot at 817 Chester Ave.; Res. No. 63-2022, setting March 15, 2022 as the date of a public hearing on Proposed Adoption of the 22/23 Annual Budget for the City of Ottumwa, IA; Beer and/or liquor applications for: Coffee Pho 77, 1111 Quincy Ave., #109 & #107; all applications pending final inspections. All ayes.

Galloway moved, seconded by Pope to approve the agenda as presented with removal of Item H-5, Res. No. 58-2022, approving a Lease Agt. between the City and Avfuel Corp. All ayes.

2021 BVC Annual Rpt. and Presentation of Check from BVC, Inc. Brd of Dir. BVC Exec. Dir. Hallgren and Jamie Scott presented a check for \$200,000.

City Admin. Rath discussed ARPA requests. The City needs to have ARPA funding allocated by the end of March; some plan on presenting at our March 15 mtg. TJ Heller from Southeast IA Sports Commission is here this evening to present. The Commission has garnered over \$6 Million of the \$9 Million needed for the project and have come to the City with their official ask: \$500,000, plus utility and dirt work (dollar amt. not specified yet) plus lease to land at Sycamore Park for \$1/per yr. for 100 yrs. Topics discussed: property taxes, sustainability, employees, Legacy.

Rath also presented annual review on the State of the City.

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

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$3,300,000 to evidence the obligation of the City thereunder. Rath stated this funding is requested for procurement of law enforcement vehicles, dispatch software, equip. and cameras; fire apparatus; nuisance eradication program, tennis courts, airport improv. and items for public works: sidewalk drop program, GPS system and tree trimming. Tim Oswald with Piper Sandler further explained; you are auth. to institute proceedings to cont. with the bonding process; you have two essential purposes and six general-purpose proceedings. These resolutions do not state you are borrowing the money, but instituting proceedings as the statute requires you to either adopt intent or start the process all over. Council requests Mr. Oswald to return for a work session next week. No objections rec'd. Hull moved, seconded by McAntire to close the public hearing. All ayes.

Roe moved, seconded by Galloway that Res. No. 41-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$3,300,000 Gen. Obligation Capital Loan Notes (ECP-1), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Comm. Development (roof and façade grants, downtown development, historic preservation plan and economic development grant). No objections rec'd. Roe moved, seconded by McAntire to close the public hearing. All ayes.

Galloway moved, seconded by Hull that Res. No. 42- 2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-2), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Comm. Development (property purchase, neighborhood development, and rail relocation eng.). No objections rec'd. Galloway moved, seconded by Pope to close the public hearing. All ayes.

Galloway moved, seconded by Hull that Res. No. 43-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-3), be passed and adopted. Vote taken: Ayes: Galloway, McAntire, Hull, Pope. Abstain: Roe (Current Executive Dir. Partners in Progress). Motion carried.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Municipal Property (City Hall HVAC system updates). No objections rec'd. McAntire moved, seconded by Pope to close the public hearing. All ayes.

Roe moved, seconded by McAntire that Res. No. 44-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-4), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Municipal Property (fire station improv., Beach maint., cemetery rental maint., BVC maint.) and Municipal Fleet (bldg. code/planning vehicles, parks vehicles). No objections rec'd. Galloway moved, seconded by Hull to close the public hearing. All ayes.

Rull moved, seconded by McAntire that Res. No. 45-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-5), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Comm. Development (housing programs); Municipal Fleet (airport vehicles); Technology (record maint. software). No objections rec'd. McAntire moved, seconded by Galloway to close the public hearing. All ayes.

Galloway moved, seconded by Hull that Res. No. 46-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-6), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$700,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Parks (indoor sports complex). No objections rec'd. Hull moved, seconded by Pope to close the public hearing. All ayes.

Roe moved, seconded by Galloway that Res. No. 47-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$700,000 Gen. Obligation Capital Loan Notes (GCP-7), be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the auth. of a Loan Agt. and the issuance of Notes not to exceed \$1,100,000 to evidence the obligation of the City thereunder. Rath reported this funding is requested for procurement of Municipal Property (BVC parking lot expansion). This is also TIF eligible, meaning some funds may be reimbursable. No objections rec'd. Galloway moved, seconded by Pope to close the public hearing. All ayes.

Hull moved, seconded by Roe that Res. No. 48-2022, instituting proceedings to take add'l action for the issuance of Not to exceed \$1,100,000 Gen. Obligation Urban Renewal Capital Loan Notes (ECP/UR-8), be passed and adopted. All ayes.

Roe moved, seconded by Hull that Res. No. 49-2022, auth. the Issuance of \$8,000,000 Gen. Obligation Capital Loan Notes, Series 2022, and Levying a Tax for the Payment Thereof, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing approving the plans, specs., form of contract and est. cost for the Green Street Storm Sewer Improvements Project. PW Dir. Seals reported this project will connect the newly installed storm systems (Main St. Projects) and complete the backbone for future separations. This project also includes installation of a new larger waterline that will allow for increased flow capacity and will be reimbursed by Ottumwa Water & Hydro. Bids due March 23, 2022. Est. cost total \$930,000 (City \$707,000 + OWW \$223,000). No objections rec'd. Galloway moved, seconded by McAntire to close the public hearing. All ayes.

Roe moved, seconded by Galloway that Res. No. 52-2022, approving the plans, specs., form of contract and est. cost for the Green Street Storm Sewer Improvements Project, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing approving the plans, specs., form of contract and est. cost for the Blake's Branch, Ph. 8, East of Iowa Ave. Sewer Separation Project. Seals reported this project consists of five smaller subsystems that completes the removal of intakes from the existing sanitary sewer system. The first segment extends the Ph. 8, Div. I storm line east on Roemer to Adams and an area on Old Main St. A new sanitary and storm system will be installed from Barton's Branch Creek west on Second to Foster. This system allows the removal of existing sanitary laterals from the storm system. Two add'l systems will be installed on Van Buren between Main and Fourth. The last storm system is on Mable. Bids due March 9, 2022. Est. cost \$2,650,000. No objections rec'd. Pope moved, seconded by Galloway to close the public hearing. All ayes.

Roe moved, seconded by McAntire that Res. No. 53-2022, approving the plans, specs., form of contract and est. cost for the Blake's Branch, Ph. 8, East of Iowa Ave. Sewer Separation Project, be passed and adopted. All ayes.

Roe moved seconded by McAntire that Res. No. 6-2022, approving Change Order No. 1 and accepting the work as final and complete for the Marion St. Reconstruction Project, be passed and adopted. Seals reported CO No. 1 increases contract by \$5,781.17; new contract sum \$741,504.17. Final amt. due \$52,455.52 to Drish Construction. All ayes.

McAntire moved, seconded by Hull that Res. No. 51-2022, awarding the contract for Pawnee Drive Reconstruction Project to Jones Contracting Corp. of West Point, IA, in the amount of \$1,176,777, be passed and adopted. Seals reported two bids rec'd on Feb. 23, 2022. All ayes.

Roe moved, seconded by Hull that Res. No. 56-2022, approving Change Order No. 1 and accepting the work as final and complete for the Forrest Ave. Flood Wall Project, be passed and adopted. Seals reported CO No. 1 decreases contract by \$190,485.82; new contract sum \$336,689.18. Final amt. due \$33,392.01 to Iowa Bridge & Culvert. All ayes.

Hull moved, seconded by McAntire that Res. No. 57-2022, approving Change Order No. 1 and accepting the work as final and complete for the Woodland Ave. Reconstruction Project, be passed and adopted. Seals reported CO No. 1 increases contract by \$16,497.35; new contract sum \$873,777.00. Final amt. due \$66,580.47 to Drish Construction. All ayes.

Galloway moved, seconded by McAntire that Res. No. 61-2022, fixing date for a public hearing on an application to the Iowa Economic Development Auth. for a CDBG Grant from the COVID-19 Program, be passed and adopted. Comm. Development Dir. Simonson reported staff has identified a project which will provide assistance to the food service program operated by Starr Workforce/Blessings Soup Kitchen which provides meals to persons experiencing homelessness. All ayes.

Galloway moved, seconded by Roe to pass the third consideration and adopt Ord. No. 3190-2022, amending the Code of Ord. by changing the zoning classification on property located south of Roemer with Merrouge to the west and the city limits to the east from R-2, Two-family Residential to C-1, Neighborhood Commercial, in the City of Ottumwa, Wapello County, IA. All ayes.

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

There being no further discussion, Mayor Johnson called the meeting to recess at 7:01 P.M.

Council will reconvene in Room 108 for closed session proceedings in 15 mins.

REGULAR MEETING NO. 8
Room 108, City Hall

March 1, 2022
7:15 O'Clock P.M.

The meeting reconvened at 7:15 P.M.

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

Roe moved, seconded by Galloway to enter closed session in accordance with the 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 discussing the City Administrator’s performance goals that are tied to his evaluation and his employment contract. All ayes.

The meeting entered closed session at 7:17 P.M.

Galloway moved, seconded by Hull to return to open session at 8:48 P.M. All ayes.

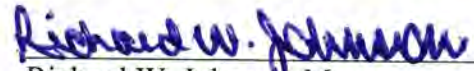
There being no further business, Roe, moved, seconded by Galloway that the meeting adjourn. All ayes.

Adjournment was at 8:50 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:


Christina Reinhard, CMC, City Clerk


Richard W. Johnson, Mayor