

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 3
Bridge View Center, 102 Church St.

January 16, 2024
5:30 O'Clock P.M.

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

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

Caviness moved, seconded by McAntire to approve consent agenda items with removal of B-4 and B-5 to be discussed as stand alone items in Dept. Rec/Reports; Mins. from Regular Mtg. No. 1 on Jan. 2, 2024 as presented; Ack. Sept. 2023, Oct. 2023, Nov. 2023 financial stmts. and pymt. of bills as submitted by Finance Dept.; Approve Pymt. of Bills Listing through Jan. 11, 2024 as submitted by Finance Dept.; Res. No. 9-2024, setting public hearing on a petition requesting re-establishment and continuance of Downtown Ottumwa Self-Supported Municipal Improvement District ("SSMID"); Res. No. 10-2024, setting Feb. 6, 2024 as date of public hearing approving plans, specs., form of contract and est. cost for Ottumwa Park Playground Equip. Project; Res. No. 12-2024, fixing date for a Mtg. on Proposal to Reallocate Certain Unspent Proceeds of Gen. Obligation Capital Loan Notes, Series 2022A, of Ottumwa, IA; Res. No. 17-2024, directing Alliant Energy to revise Lighting System on Existing Structure #60397; Res. No. 18-2024, directing Alliant Energy to revise Lighting System on Existing Structure at Cross Section of Oak Meadow and Osage Dr.; Beer and/or liquor applications for: Recovery Room, 1805 W. Second; Uncle Buck's Bar & Grill, 518 Church St.; all applications pending final inspections. All ayes.

Galloway moved, seconded by Hoffman to approve agenda as presented with removal of Res. No. 8-2024 from the table for action as first resolution under Section I. All ayes.

Interim Finance Dir. Kinser updated council on finance. Auditors were not able to complete everything while on site so work continues; our valuations grew more than 3% which effects our combined general levy.

Mayor Johnson provided Megan Logan, Chair, Wapello Co. Coalition Against Human Trafficking, Proclamation for Slavery and Human Trafficking Prevention Month - January 2024.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. Katie Howard had questions pertaining to items in Consent Agenda. How is it decided what items are placed in this section. City Clerk Reinhard responded to question and will email her addtl. information for review. Tom Lazio requested to speak about mayoral term.

This was the time, place and date set for a public hearing on consid. of a ten-year municipal lease and operating agt. between City of Ottumwa and A.A.W. Golf Group, LLC. City Admin. Rath reported Adam and legal are still working out all details within the lease; request to cont. public hearing over to next mtg. will have finalized documents then. Caviness moved, seconded by Hoffman to cont. public hearing to next mtg. All ayes.

Caviness moved, seconded by Hoffman to auth. Termination of Lease Agt. between City of Ottumwa and Brd. of Trustees of the Chief Wapello Trail for the Boy Scout bldg. in the Greater Ottumwa Park. Parks & Rec. Dir. Rathje reported lease effective July 1, 2016 for twenty-five yrs., with option to terminate with sixty days notice. Lease will terminate Feb. 1, 2024. All ayes.

Caviness moved, seconded by Hoffman to auth. Interim Finance Dir. to proceed with issuing RFP's related to updated financial software program for the City. Kinser reported, current financial system is

extremely outdated; staff spends numerous hrs. duplicating steps that could be done within a newer system with options to see dept. funds in real time; choose between server based or cloud based; est. up to \$250,000 to implement with annual maintenance costs \$50,000; current IBM server will no longer be supported by outside support after May 31, 2024. All ayes.

Caviness moved, seconded by Galloway to auth. purchase of Four-post Lift from BendPak in amt. \$36,765 for PW Garage. PW Dir./City Engineer Burgmeier reported this replaces a lift that was inspected Sept. 26, 2022 with a notation the structural components were rusting, expanding and breaking welds and needed attention. The lift is used daily by mechanics at garage. All ayes.

Caviness moved, seconded by Galloway to auth. purchase of Sokkia iX-605 Robotic Total Station Kit from Transit Works for \$27,898 for Engineering Dept. Burgmeier reported this replaces our existing system (survey instrument) that is over twenty yrs. old and has reached the end of its plausible repair life; repairs exceed the value of the instrument. All ayes.

Galloway moved, seconded by Bossou that Res. No. 8-2024, approving and auth. execution of an agt. for private development and off-site improvements by and between the City and Christner Properties, LLC, be passed and approved. Comm. Dev. Dir. Simonson reported project addresses one of our urgent priorities over the past few yrs. and is addressed in housing strategy. One of the few areas we have been able to build multiple units to scale. Anthony Christner, owner, stated he did this project out of passion for Ottumwa's needs. Total build without City incentive \$345,000; sold for \$340,000. Bringing on two new full-time apprentices to learn the trade and keep costs down as much as possible. Simonson reported it doesn't make sense to complete the project as is without sewer connection. Galloway asked, how does this incentive affect the sewer fund balance? Rath reported current balance sewer fund \$3.5 Million; offering \$52,000 is a small portion. Galloway wants to ensure that we as a council are willing to have these conversations and work collaboratively; if we don't ask the questions, the public isn't informed. McAntire added, communication on these developments needs to come to Council sooner; it wasn't very wise to start a project in hopes we would agree to incentive amt. Caviness added, it's wrong to support private enterprises with tax payers dollars; \$10,000 incentive though Build Ottumwa is enough. Simonson added, Build Ottumwa incentive is funded through Legacy and ARPA Funds. Galloway requests to see the impact of this incentive. Motion carried 4-1. Ayes: McAntire, Bossou, Galloway, Hoffman. Nays: Caviness.

Hoffman moved, seconded by Galloway that Res. No. 11-2024, approving Transfer of Funds through Dec. 31, 2023 as presented by Finance Dept., be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 13-2024, adopting Fixed Asset Policy for City of Ottumwa, be passed and adopted. All ayes.

Hoffman moved, seconded by McAntire that Res. No. 14-2024, approving Purchase Agt. between City and Sutphen for a new Fire Apparatus, be passed and adopted. All ayes.

Galloway moved, seconded by Bossou that Res. No. 15-2024, approving Professional Services Agt. between City and Piper Sandler & Co. for funding of Ph. 8 Sewer Separation projects through Div. 4, be passed and adopted. Burgmeier reported compensation is contingent on total project budget and is due at closing of SRF loan; the fee will be calculated as 0.175% of project budget with a min. per project \$5,000. Each issue will incur a cost of \$2,500 for preparation, distribution, printing and mailing of preliminary and final official stmts. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 16-2024, approving Amendment No. 1 to

Destination IA Grant Award for Ottumwa SportsPlex, be passed and adopted. All ayes.

Caviness moved, seconded by Galloway that Res. No. 19-2024, auth. Mayor to Sign and Submit Application to IA Dept. of Transportation under Revitalize IA's Sound Economy (RISE) Grant Program for Improvements to Helgerson Flats, and if Funded, to Sign all Contract Related Documents, be passed and adopted. Rath reported there has been interest in the site, but development fell short due to expressed concerns with access to the site. GoPIP Dir. Roe added, we've had conversations with IADOT; the State offers grant program to assist with transportation related barriers to economic development. Will work collaboratively with city and county in two separate phases. If able to secure city funding through RISE, we will need to voluntarily annex property into the City. All ayes.

McAntire moved, seconded by Galloway that Res. No. 21-2024, auth. Purchase and Installation of Public Art and Accepting funding for Total Cost of Purchase and Installation from Ottumwa Legacy Foundation, be passed and adopted. Motion carried 4-1. Ayes: McAntire, Caviness, Galloway, Hoffman. Abstain: Bossou (due to previous employment at Legacy as Project Coordinator for this project).

Mayor Johnson announced a ten minute recess at 7:10 P.M.

Council reconvened at 7:20 P.M. - work session items for discussion.

Mayor began, option of changing mayoral term from four yr. to two yr. Tom Lazio, as a previous mayor, quite a bit of time was devoted to this to change it from two yr. to four yr. It is hard to work on long-term goals if you are only in office for two yrs. It takes time to get mayor and council into a rhythm; keeping mayor and council the same (four yrs.) helps with consistency to address long range policies and procedures. All council agrees - keep mayor term as four yr.

Primary Provisions for Elections; Caviness began by stating it is expensive to hold primaries; when you look at records, those that run and win primaries, are usually the ones elected for the position. All council agrees, this is a cost that as a city, we don't need to incur, it hasn't been very often that we've had large number of people run for offices. Would like to see this item on the agenda for the next mtg. to eliminate primary provisions.

Mayor began the discussion about City of Ottumwa Brds & Commissions. Any way to try and standardize our process; term length, term limits? Went through council representation on each board – these will be presented in Consent Agenda at the next regular mtg. Galloway agrees having term limits is important; it allows for new ideas and growth; however, we also struggle to have all seats filled. How are we going to better market positions? She added, do we truly have a plan to ensure that these are going to be filled? Mayor brought up residency requirement. Should this be changed? Council agrees, there are just as many Wapello County residents vested in City brds.; open up to reflect City and County residency.

Items agreed upon to take to legal counsel:

- Four year term with two term limit with third year consideration if no applicants to fill seat.
- Five members unless specifically addressed by Code (Civil Service, Historic Preservation, Zoning Board of Adjustment).
- Remove residency requirement (unless dictated by Code) – can require a specified number of City residents to be on the board; for county residents – if they are already serving on a board/commission in another municipality – exempt them from serving on ours.

All agree to continue this conversation; want input from commissions and dept. heads.

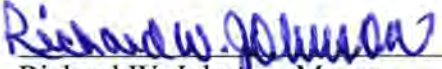
Interim Fire Chief Short began the discussion on the City's Fire Protection and Prevention Code; Amendments to the 2021 International Fire Code. Short contacted other cities to discuss; only three locations allow exemptions to the 2021 Code Amendment pertaining to sprinklers and they are using either the 2012 or 2015 IFC. Other cities who adopted the most recent Amendment to IFC are not allowing any exemptions. Short does not support making any changes to the Amendment and leaving it in place as is.

Simonson reported, unfortunately, I have a different opinion. We need something in place to allow projects to be completed; you can add safety features to existing structures. The most urgent priority is getting the vacant bldgs. occupied. Galloway added, some communities offer incentives to help developers install sprinkler systems (as they are expensive). Simonson and Short agree to work together to see if they can come up with a compromise. Hoffman added, this is a work together to find the best solution for everyone. Galloway wants to see the conversation cont. and try to come up with different options.

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

Adjournment was at 8:37 P.M.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, IaCMC, City Clerk

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