

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 10
Council Chambers, City Hall

March 15, 2022
5:30 O'Clock P.M.

The meeting was called to order at 6:00 P.M.

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

McAntire moved, seconded by Pope to approve consent agenda: Mins. from Regular Mtg. No. 8 on March 1, 2022; Approve updated Salary Schedule; Approve Lease Agt. for Ottumwa School Dist. for big baseball diamond from March 21, 2022 - Dec. 31, 2022; Res. No. 67-2022, approving contract, bonds, cert. of ins. for Pawnee Dr. Reconstruction Project; Res. No. 82-2022, setting April 5, 2022 as date for public hearing to consider lease agt. between the City and AvFuel Corp.; Beer and/or liquor applications for: MAD Ave. Quick Shop, 405 S. Madison Ave.; Pizza Hut, 1247 Theater Dr.; all applications pending final inspections. Motion carried 4-0 vote.

Roe moved, seconded by McAntire to approve agenda as presented. Motion carried 4-0 vote.

City Admin. Rath cont. ARPA funding questions/proposals from last mtg. The City has \$1.8 Million in funds that needs designated by end of March; and spent by end of next yr. Mary M. Butler of Whatsoeveryou do, Inc. presented; along with Ken & Leslie LaRue (members of WYD board). Currently renovating 105 S. Iowa Ave. into a women/childrens shelter; request \$100,000 to help with current phase of construction; when complete, shelter will house 75-100 clients; close to \$400,000 already put into renovations from donations alone; Ottumwa and surrounding areas can utilize shelter; not using any HUD grants. Council asks for strategic and sustainability plans. Council has taken a position where we do not fund non-profits with tax payer dollars. We are also looking at a completion date for construction – without a timeline for this, it would be hard to award funding that we know has to be spent by a certain date. What regulatory agency will oversee the shelter? Will you need certification by Dept. of Inspections & Appeals? Council collectively agrees recommendation to defer this ask (\$100,000) to next yr. of funding.

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

Roe moved, seconded by Hull to table approving an additional step increase for Jay (JD) Wheaton until a later undefined date. Motion carried 4-0 vote.

This was the time, place and date set for a public hearing on approval of ten-year Lease Agt. with USDOT-FAA for Remote Communications Outlet (RCO) room in Terminal Bldg. at Ottumwa Reg. Airport. Rath reported FAA has been leasing space from the City to operate an antenna and equip. and ten-yr. lease expired. No objections were rec'd. Hull moved, seconded by McAntire to close public hearing. Motion carried 4-0 vote.

Roe moved, seconded by McAntire that Res. No. 60-2022, auth. Mayor to sign ten-year Lease Agt. with USDOT-FAA for Remote Communications Outlet (RCO) room at Ottumwa Reg. Airport, be passed and adopted. Motion carried 4-0 vote.

This was the time, place and date set for a public hearing on proposed adoption of the 2023 City

Budget. Rath reported the City will decrease the total tax levy rate to \$21.21996, which is a reduction of \$1.00. Total est. expenditures for FY22/23 \$54,321,980. No objections were rec'd. Roe moved, seconded by Hull to close public hearing. Motion carried 4-0 vote.

Roe moved, seconded by McAntire that Res. No. 64-2022, adopting annual budget for FY ending June 30, 2023, be passed and adopted. Motion carried 4-0 vote.

This was the time, place and date set for a public hearing on disposal of City owned property described as Lot 11 in Block 3 of Blake Park Addition to the City of Ottumwa, Wapello County, IA, commonly known as 817 Chester Ave. Community Dev. Dir. Simonson reported Rippling Waters offered to purchase this vacant lot for \$125 and will sign a Development Agt. agreeing to construct a new home within three yrs. Previous requests to purchase this lot for green were denied because it is a buildable lot. No objections were rec'd. Pope moved, seconded by McAntire to close public hearing. Motion carried 4-0 vote.

Roe moved, seconded by Hull that Res. No. 76- 2022, accepting offer and approving sale of City owned property at 817 Chester Ave., to Rippling Waters for \$125, be passed and adopted. Motion carried 4-0 vote.

This was the time, place and date set for a public hearing on application to IA Economic Development Auth. for a Community Development Block Grant from the COVID-19 Program. Simonson reported a project was identified that will provide assistance to food service program operated by Starr Workforce/Blessings Soup Kitchen that provides meals to persons experiencing homelessness. If funded, the \$100,000 CDBG grant would provide commercial grade appliances for Blessings so they can continue support the growing need for this service. The grant would not require a local match. Sheri Locke also presented. No objections were rec'd. McAntire moved, seconded by Pope to close public hearing. Motion carried 4-0 vote.

Hull moved, seconded by Pope that Res. No. 77-2022, auth. Mayor to sign and submit application to IA Economic Development Auth. for Community Development Block Grant from COVID-19 Program for The Ottumwa Blessings Soup Kitchen / food program assistance project and, if funded, to sign all contract related docs., be passed and adopted. Motion carried 4-0 vote.

Roe requested recess at 7:22 P.M. for 10 mins.

Council reconvened at 7:31 P.M.

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

Roe moved, seconded by Pope that Res. No. 50-2022, awarding contract for 2022 Street Patch Repair Program to TK Concrete, Inc. of Pella, IA, for \$145,750, be passed and adopted. Motion carried 4-0 vote.

Pope moved, seconded by Roe that Res. No. 66-2022, approving Professional Services Agt. between the City and McClure Engineering Comp. for Hwy. 34 – Vine St. Interchange Project and auth. Mayor to sign agt., be passed and adopted. The study would determine if the proposed roundabout could be relocated to improve the City's current plan to realign Vine St. to improve safety and promote future development. Total cost \$27,820. Motion carried 4-0 vote.

Hull moved, seconded by Pope that Res. No. 68-2022, approving Iowa's Transportation Alternatives Program (TAP) Application for Oxbow Lagoon Link Trail and auth. mayor to sign application, be passed

and adopted. Seals reported est. total project cost \$841,005 with the following funding sources: In-kind (city) \$128,288, Wapello County Trails \$38,000, City CIP \$20,000, TAP Grant \$654,717. Motion carried 4-0 vote.

Roe moved, seconded by Hull that Res. No. 69-2022, awarding contract for Blake's Branch Sewer Separation – Ph. 8, Div. 1, East of Iowa Ave Project to Langman Construction, Inc. of Rock Island, IL, for \$3,143,755, be passed and adopted. Seals reported only one bid was rec'd. Budgeted amt. \$3,000,000; balance will come out of RUT. Motion carried 4-0 vote.

McAntire moved, seconded by Pope that Res. No. 70-2022, setting Public Hearing on Proposed Ord. No. 3193-2022 Granting an Electric Transmission Franchise to ITC Midwest, LLC, be passed and adopted. PH will be April 5, 2022. Motion carried 4-0 vote.

Roe moved, seconded by McAntire that Res. No. 71-2022, setting dates of consultation and public hearing on proposed Amendment No. 1 to the Wildwood Dr./Hwy. 34 Urban Renewal Plan in the City of Ottumwa, State of IA, be passed and adopted. Consultation Mtg. will be 10:00 A.M. on March 21, 2022 and PH on April 5, 2022. Motion carried 4-0 vote.

Hull moved, seconded by McAntire that Res. No. 72-2022, awarding contract for mowing and nuisance clean-up services for City of Ottumwa to Iowa Fence, Inc. of West Des Moines, IA, to be passed and adopted. Motion carried 4-0 vote.

Roe moved, seconded by Hull that Res. No. 73-2022, fixing date for public hearing on proposal to enter into Development Agt. with Hopkins Properties LLC, and providing for publication of notice thereof, be passed and adopted. PH will be April 5, 2022. Motion carried 4-0 vote.

Hull moved, seconded by Roe that Res. No. 78-2022, auth. Mayor to sign grant admin. services and design services contracts for IA Economic Development Community Development Block Grant (CDBG-CV) Façade Grant, be passed and adopted. Motion carried 4-0 vote.

Roe moved, seconded by McAntire that Res. No. 79-2022, adopting IA Economic Development Auth. (IEDA) Community Development Block Grant (CDBG) Policy Packet, be passed and adopted. Simonson reported in order to participate in IEDA CDBG such as the CDBG CV Façade and Food Assistance Programs, communities must adopt a packet of certain policies. Motion carried 4-0 vote.

Hull moved, seconded by Roe that Res. No. 80-2022, adopting Policy Stmts. governing operation of the City of Ottumwa's Blocks to Neighborhoods Program, be passed and adopted. Motion carried 4-0 vote.

Hull moved, seconded by Roe that Res. No. 81-2022, fixing date for public hearing on application to IA Economic Development Auth. for Community Development Block Grant from COVID-19 Program, for a project at 307-309 E. Main St., be passed and adopted. Simonson reported this project will convert the unused second floor at 307-309 E. Main St. to create 3 new apartments. The grant provides up to \$500,000 per project. PH will be April 5, 2022. Motion carried 4-0 vote.

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

McAntire recognized John Hart for his years of hard work and dedication to the Legion Baseball field and organization.

There being no further discussion, Roe moved, seconded by Hull that the meeting adjourn. Motion carried 4-0 vote.

Adjournment was at 8:13 P.M.

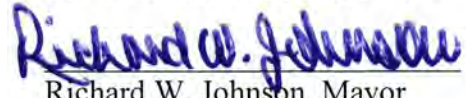
ATTEST:



Christina Reinhard

Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA



Richard W. Johnson

Richard W. Johnson, Mayor

Published in the Ottumwa Courier on 03/24/2022

4.29.2022 The following is made a part of the City Council Minutes
Dated March 15, 2022. -Christa Reinhard, CMC, City Clerk.

Ottumwa Food Service Program
March 15, 2022

3 pages

Public Hearing for Community Development Block Grant COVID-19 Application

Public Hearing

Zach Simonson, City Planner, discussed the City's proposed application to the Iowa Economic Development Authority's (IEDA) Community Development Block Grant (CDBG) COVID-19 that will help prepare meals for the homeless as provided by the Starr Workforce/dba/Blessings Soup Kitchen at 228 E. Main Street in Ottumwa.

The proposed project addresses food insecurity and financial hardships caused by the pandemic. This project will primarily benefit low to moderate income persons in Ottumwa. Project activities will occur at Blessings Soup Kitchen and involve purchase and installation of new kitchen equipment and supplies to better meet the food needs for persons that are homeless.

Blessings Soup Kitchen has operated for 9 years and operates with volunteers using only used "bare-bones" residential appliances to prepare meals for the homeless. These appliances are now in very used condition and need replaced especially with the increase in demand due to the pandemic. The number of daily meals provided has more than doubled from 100-150 meals per day to now 250-300 meals per day because of the pandemic. Additionally, because of the pandemic, the organization recently switched to a to-go service which has added new expense of containers.

The project proposal is to purchase commercial kitchen equipment and supplies to meet demands, including:

- 2 Commercial stoves
- 2 Commercial refrigerators
- 2 Commercial freezers
- 3 Double convection ovens
- 1 Stainless steel compartment sink
- 1 Commercial pasta cooker
- 1 Industrial washer & dryer
- 75,000 take-out containers (1 year supply)

The total cost and grant request for the project is \$100,000 from the CDBG COVID-19 fund. No local cash match is available to offer for this project and none is required. The estimated benefit toward low to moderate income households is 55.3 % based on most recent data from U.S. Census. Award of this request will allow Blessings Soup Kitchen to serve double the number of persons served daily, from approximately 150 to 300. In addition, the improved refrigeration and cooking appliances will allow the organization to serve more nutritional food and a wider variety.

The City of Ottumwa is the eligible applicant for funds, and Blessings Soup Kitchen is the sub-recipient. Area 15 Regional Planning Commission will contract with City of Ottumwa to administer the grant. Any additional costs over the estimate will be paid by the Blessings Soup Kitchen. The primary contact person at Blessings Soup Kitchen is Gary Smith, President, 228 E. Main Street, Ottumwa, IA.

The City's Community Development and Housing Needs Assessment (CDHNA) adopted on December 21, 2021 was presented for update. One additional item was added to

The CDHNA is required by HUD for all CDBG applications. It identifies major housing and community development needs for both local low-to-moderate income (LMI) persons and the entire community. The items below were discussed and agreed on during the public hearing.

Community Development and Housing Needs Assessment

December 21, 2021 | Ottumwa City Hall

Major Housing and Community Development Needs of Local LMI Persons

1. Strengthen neighborhoods and create healthy, safe, and affordable housing environments.
2. Update and enforce zoning, building, and nuisance codes.
3. Continued improvements to utility systems including water treatment and distribution, sanitary sewer collection and treatment, stormwater system separation, and broadband internet.
4. Economic development, including the creation/retention of living wage jobs.
5. Downtown revitalization to create vibrant downtown commercial districts along Main Street and the Oxbow, including high quality upper-story housing opportunities.
6. Improve connectivity of multi-modal trail system to encourage walking and bicycling for transportation.
7. Provide programs and services to address food insecurity.

Other Community Development and Housing Needs

1. Continue to promote economic development and attract new local businesses in the City.
2. Road and sidewalk improvements to strengthen neighborhoods and create healthy, safe environments in affordable neighborhoods.
3. Continue to support infill housing activity with grant funds and tax abatement programs.
4. Provide trails for walking and biking to increase connectivity.
5. Utilize vacant land and facilities for housing and/or mixed-use development.

Planned or Potential Activities to Address Housing and Community Needs

1. Carry out recommendations outlined in the Our Ottumwa 2020 Comprehensive Plan, specifically identified in Chapter 13: Implementation and Chapter 14: Amendments.
 - a. Housing Goals
 - i. Maintain and improve the existing residential neighborhoods
 - ii. Foster investment and growth in new housing in all categories and prices
 - b. Quality of Life Goals
 - i. Continue to enhance and improve the Downtown and Riverfront
 - ii. Maintain and expand the existing parks and open space system, recreation programs, and trails network
 - iii. Develop additional library and community meeting space to serve the changing needs of Ottumwa
 - iv. Protect and enhance the community's natural resources
 - v. Improve the City's sanitary sewer infrastructure

- vi. Preserve the historical and cultural heritage of Ottumwa
- vii. Promote community pride and stewardship of place
- viii. Apply for grants to address food insecurity in the community

c. Growth Goals

- i. Secure an economic leadership role for Ottumwa in its seven-county region
- ii. Focus on new industrial and commercial development to grow the community's tax base
- iii. Retain quality employers and make Ottumwa their first choice for any business expansion
- iv. Grow and support the community's labor pool
- v. Update the City Zoning and Subdivision regulations to reflect the goals and recommendations of the Comprehensive Plan
- vi. Complete strategic annexations to ensure an adequate supply of land for future development, especially around the airport and highway interchanges
- vii. Continue to partner with the Legacy Foundation and Indian Hills Community College to support job training and business development / incubation
- viii. Invest in Airport infrastructure for commercial and industrial development
- ix. Seek opportunities to make improvements that will create long-term savings in costs and energy use
- x. Promote a viable and economically resilient Quincy Place area, with updated tenants, improved pedestrian appeal, and a broader mix of uses
- xi. Develop and expand upon arts & cultural local economic development opportunities for Ottumwa residents and businesses

2. Carry out recommendations outlined in the update of the 2021 Ottumwa Housing Plan:

- a. Annually identify and target neighborhoods for cleanup assistance, code enforcement, nuisance abatement and demolition of dilapidated structures.
- b. Improve community outreach and communication regarding home improvement and housing assistance programs available to Ottumwa residents and residential developers.
- c. Create an enhanced program to acquire and award blighted or vacant residential lots for in-fill development.
- d. Develop a tiered incentives program and policy to support new residential construction: Type, size, and price point.
- e. Continue to seek partnerships with the development community to build new housing.
- f. Promote the development of accessible, senior housing across the continuum of care and accessible housing for people with disabilities.

No persons or businesses will be displaced as a part of this project. The grant application will be submitted by Area 15 Regional Planning Commission on or before April 30, 2022. 8 persons attended the public hearing.