

OTTUMWA CITY COUNCIL MINUTES

Item No. B.-1.

REGULAR MEETING NO. 35
Council Chambers, City Hall

December 20, 2022
5:30 O'Clock P.M.

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

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

Roe moved, seconded by Hull to approve consent agenda items: Mins. from Regular Mtg. No. 33 on Dec. 6, 2022 and Special Mtg. No. 34 on Dec. 13, 2022 as presented; Civil Service Eligibility List for Dec. 9, 2022: PW (& Landfill) Equip. Operator – Entrance; Approve pymt. to Winger Mechanical for \$14,923.75 for repairs to Beach Ottumwa HVAC system; Approve purchase of repair parts for Wimco Model C Digester Mixing Pump for WPCF in the amt. \$13,730; Beer and/or liquor applications for: Tequila Grill, 112 N. Market; Greater Ottumwa Vocal Arts Project, 529 E. Main; El Rancho Grande, 232 E. Main; Iowa BBQ Store, 2827 North Court, with OSA; all applications pending final inspections. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe to approve the agenda as presented. Motion carried 4-1. Absent: Pope.

City Admin. Rath reported staff started the budget process for next fiscal yr.; at Council's request, will hold a work session in Jan. and invite Bridge City Sanitation to discuss items and request an action plan.

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 approving plans, specs., form of contract and est. cost for City Hall Improvements Project. PW Dir. Seals introduced Paul Newman, Architect with Willett Hofmann, to discuss details of each floor. The basement level will restore restrooms and make ADA accessible, new lighting, fresh paint. First Floor will be in phase two again making the restrooms ADA accessible, restore the original public corridor/lobby along the outside perimeter, restore terrazzo floor, open up drop ceilings, more secure entrances. Second floor will restore restrooms and make them ADA accessible, trying to work as much within the original footprint as possible. Third floor again concentrating on the restrooms, making this ADA accessible, creating an area of refuge. Seals reported this lets tomorrow with bids being due Jan. 24, 2023 at 2:00 P.M. Bids and awarding of contract to be presented to Council Feb. 7, 2023. Remind Council this process started late 2017 with our first feasibility study; looking for energy efficient heating, lighting, air exchange, everything that needs completed to bring the bldg. up to current code standards. Est. time frame, with some equip. being one yr. out, looking at 18-24 months. We will have some items not included in the base contract (asbestos abatement) to bid separately. Roe added, this is a really good project; this bldg. is one of our gems in the community and it's important to do what we can to keep the bldg. up. For full public participation, we need the bldg. to be accessible and these renovations should allow full participation once complete; now is a unique time to avoid making this somebody else's problem. Rath added, cost est. for total project roughly \$3.5 Million (for both phases); council previously approved \$700,000 from bond issuance and \$809,000 from phase one ARPA funds for this project. That leaves approx. \$2 Million to find funding sources for. Request made by staff to use \$1.3 Million second year ARPA funds leaving approx. \$660-691,000 that could be pulled from incoming franchise fee dollars that are not allocated in upcoming budgets. No objections rec'd. Roe moved, seconded by Galloway to close the public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by McAntire that Res. No. 285-2022, approving plans, specs., form of contract and est. cost for City Hall Improvements Project, be passed and adopted. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by Hull to approve lease agt. for approx. 730 sq. ft. of office space at City Hall, Room 201A and 201B, 105 E. Third St., Ottumwa, IA 52501, with US Rep. Zach Nunn. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Hull to approve the annual Urban Renewal Reports for fiscal yr. July 2021 through June 2022. Areas include Westgate Urban Renewal Area, Airport Urban Renewal Area, Wildwood Dr. /Hwy 34 Urban Renewal Area and Hospital Dist. /Penn. Ave. Corridor Urban Renewal Area.

Fire Chief Miller and Wapello Co. Emergency Mgmt. Dir. Richmond presented Mutual Aid Box Alarm System (MABAS) Plan for Wapello County. With implementation of new CAD system for Dispatch in Jan. 2023, this plan can be easily implemented. Much discussion was had between Council. When activated, OFD would respond with one apparatus and three staff if not already at a structure fire in City limits; what is currently not working with our current 28E Agt. that we are changing to this; 28E Agt. is a legal binding document and MABAS is a formalized plan/process which all fire dept. have standard operating procedures; this process could save up to five or six mins. off response time to said fire; this is a response protocol agreed to upon by the Fire Chiefs; a collaborative assoc.; communication was not ideal during this process; this is the first that Council is hearing about the process, but it has been evolving for over a yr.; there are opportunities to do a better job of communicating from all entities; Council members are responsible for setting policy and fiduciary oversight so the argument is made that this plan is something that Council needs to review and approve; we recommend legal to review this plan and make sure everything is included within the constraints of the 28E Agt; Council will need to approve an updated 28E Agt.

Comm. Dev. Dir. Simonson provided information on Envisio Public Dashboard for Comprehensive Plan. Currently we have a link on our website that takes you to the public dashboard so you can see progress being made on our Comprehensive Plan.

Roe moved, seconded by McAntire that Res. No. 284-2022, approve changes to Workplace Violence and Threats Prevention Policy, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway that Res. No. 286-2022, approving extension of the Agt. with Heartland Humane Society for provision of animal care services, be passed and adopted. Rath reported term Jan. 1, 2023 – Dec. 31, 2025; City agrees to pay \$43,800 annually for Heartland to maintain reserved kennels for city animals to be held during the mandatory stray hold period. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by Roe that Res. No. 287-2022, approving reimbursement of State and Federal funding related to the abandoned transit operations, be passed and adopted. Rath reported total requested reimbursement is \$299,747.22. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway that Res. No. 289-2022, certifying population of recently annexed territory (1235 Hutchinson Ave.) to the City of Ottumwa, be passed and adopted. Simonson reported the population of this undeveloped vacant lot is zero. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway that Res. No. 290-2022, awarding contract for asbestos abatement and demo of 868 S. Davis to Weston McKee of Fairfield, IA for best bid \$3,500 for abatement and \$9,400 for demo, be passed and adopted. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Galloway that Res. No. 291-2022, awarding contract for asbestos abatement and demo of 1019 W. Third to Weston McKee of Fairfield, IA for best bid \$6,000 for abatement and \$8,400 for demo, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by McAntire that Res. No. 292-2022, awarding contract for asbestos abatement and demo of 529 Albany to Weston McKee of Fairfield, IA for best bid \$16,000 for abatement and \$17,900 for demo, be passed and adopted. Motion carried 4-1. Absent: Pope.

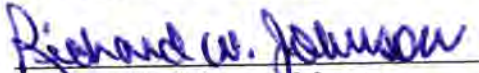
Hull moved, seconded by Roe that Res. No. 293-2022, awarding contract for asbestos abatement and demo of 115 S. Adella to Weston McKee of Fairfield, IA for best bid \$5,000 for abatement and \$9,400 for demo, be passed and adopted. Motion carried 4-1. Absent: Pope.

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

There being no further business, Galloway moved, seconded by McAntire that the mtg. adjourn. Motion carried 4-1. Absent: Pope.

Adjournment was at 7:20 P.M.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:



Christina Reinhard, CMC, City Clerk

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