

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 13
Council Chambers, City Hall

May 16, 2023
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.

Roe moved, seconded by Galloway to approve consent agenda items: Mins. from Regular Mtg. No. 11 on May 2, 2023 and Special Mtg. No. 12 on May 9, 2023 as presented; Historic Preservation Month Proclamation; Foster Care Month Proclamation; Res. No. 67-2023, approving contract, bonds and cert. of ins. for Green St. Sewer Improv. Project – Group A; Res. No. 80-2023, approving contract, bonds and cert. of ins. for Ottumwa Campground Parking Lot & RV Dump Station Project; Res. No. 84-2023, approving lease agt. with Ottumwa Saddle Club; Res. No. 89-2023, fixing date for public hearing on disposition of City owned property at 1531 Mable St.; Res. No. 91-2023, approving three-yr. lease agt. with Ottumwa Comm. School Dist. for use of the Beach Ottumwa facilities; Beer and/or liquor applications for: Applebee's, 1303 Vaughn Dr.; all applications pending final inspections. All ayes.

McAntire moved, seconded by Roe to approve agenda as presented. All ayes.

City Admin. Rath provided an update on Gallagher Wage Study; goal is completion of study by end of May; city council mtgs. are open to the public and we encourage all to attend, but do want to remind everyone that council operates under a set of rules to keep mtgs. running smoothly and an efficient use of everyone's time.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. Josh Kirby requested to speak about Item G-2.

This was the time, place and date set for public hearing to adopt Amendment No. 3 to *Our Ottumwa 2040* Comprehensive Plan and providing Plan Updates. Comm. Dev. Dir. Simonson reported this amendment extends Zoning Districts which are partially compatible with neighborhood mixed-use and public/semi-public/institutional land use categories in the Zoning Compatibility Matrix of the Future Land Use Plan. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. All ayes.

Hull moved, seconded by Roe that Res. No. 87-2023, adopting Amendment No. 3 to *Our Ottumwa 2040* Comprehensive Plan and providing Plan Updates, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on proposed Ord. No. 3212-2023, est. solid waste fees for noncommercial establishments by repealing and replacing Section 31 ½ - 35 of the Muni Code of the City of Ottumwa. Simonson reported current rate structure exp. July 1, 2023; new fees include an increase of \$2.82 per month (or 14.7%). This increase accounts for the increase in landfill tipping fee, contract increase for Bridge City Sanitation, fuel surcharge paid to Bridge City Sanitation and admin. costs. This increase will show on citizens water bills. No objections rec'd. Pope moved, seconded by Galloway to close public hearing. All ayes.

McAntire moved, seconded by Pope to pass first consideration of Ord. No. 3212-2023, est. solid waste fees for noncommercial establishments by repealing and replacing Section 31 ½ - 35 of the Muni. Code of the City of Ottumwa. All ayes.

Roe moved, seconded by Galloway to pass second consideration of Ord. No. 3213-2023, amending Muni. Code of City of Ottumwa by changing zoning classification of property 526 E. Second from R-4 to C-2 in the City of Ottumwa, Wapello County, IA. All ayes.

Pope moved, seconded by Hull to pass second consideration of Ord. No. 3214-2023, amending Muni. Code of City of Ottumwa by changing zoning classification of property 1508 Albia Rd. from C-1 to C-2 in the City of Ottumwa, Wapello County, IA. Mr. Kirby was also available for any questions. Motion carried 4-1. Ayes: Galloway, McAntire, Hull, Pope. Nays: Roe.

Hull moved, seconded by McAntire to approve submission of grant application to Bureau of Justice Assistance to participate in 2023 Bulletproof Vest Partnership Program, and auth. Mayor or Chief of Police to sign any related docs. Lt. Hucks was available for any questions. All ayes.

Roe moved, seconded by McAntire to auth. Finance Dir. to proceed with issuing Request for Proposals (RFP) regarding general audit services for City of Ottumwa. Finance Dir. Nisar reported our current provider, Anderson Larkin, gave notice to the City on March 31 that they would no longer be able to provide said services. They provided a few firms to reach out to, but none are local, but still in IA. RFP would solicit services for the next five yrs (FY27/28). Roe asked about a timeline as we are coming up on FY23 End in the next month and Nisar feels we can do this fairly quickly. All ayes.

Hull moved, seconded by Roe that Res. No. 69-2023, approving CO No. 1 through No. 4 and accepting work as final and complete for replacement of the City's Phone System through Marco Technologies, LLC, be passed and adopted. Rath reported original contract amt. was \$122,933.64 and budgeted out of Capital Projects Fund. With all CO factored, new contract sum \$130,741.73. All ayes.

Pope moved, seconded by McAntire that Res. No. 81-2023, approving CO No. 3 and accepting work as final and complete and approving final pay request for Milner St. Reconstruction Project, be passed and adopted. PW Dir. Seals reported CO No. 3 decreases contract by \$117,342.47 for qty. adj.; new contract sum \$2,396,206.35. All ayes.

McAntire moved, seconded by Galloway that Res. No. 82-2023, approving Amendment to Design Contract between City and Willett Hofmann & Assoc. for City Hall Improv. Project, be passed and adopted. Seals reported bids rec'd for original scope were rejected due to cost over engineer's est. Discussed updating scope to reflect a few changes and rebid. Major scope changes proposed are to remove full remodel of restrooms on 2nd and 3rd floors; reduce the number of heating and cooling zones from twelve to eight; use force account for lighting improvement in basement, second and third floors; reduce construction phasing for first floor construction by relocating employees; selecting material alternatives. Original base contract \$275,750; amendment increases contract \$22,000; new contract sum \$297,750. All ayes.

Hull moved, seconded by Roe that Res. No. 83-2023, approving submission of application for IA Airport Capital Improv. Program (ACIP) and Certifying Elig. Requirements for fiscal yrs. 2024-2028, be passed and adopted. Dir. of Airport Operations Wheaton reported annual plan is submitted to IA DOT that normally secures 85% funding with 15% local match. All ayes.

Galloway moved, seconded by McAntire that Res. No. 85-2023, setting fee for annual permits for trash enclosures in City parking lots, be passed and adopted. Seals reported Ord. No. 3184-2021 amended City Code to allow privately owned or leased trash dumpsters or receptacles in City parking lots. Recommended that annual fee be set at \$300 per year due in January. Permit application and fee shall be submitted to City Clerk's office. All ayes.


Roe moved, seconded by McAntire that Res. No. 88-2023, approving and auth. execution of a Consent to Assignment of an Agt. for Private Development from Asbury Mgr., LLC to Asbury Heights, LLC, be passed and adopted. Simonson reported on April 18, 2023, City entered DA for construction of 30 units of affordable housing on two sites (Asbury & Sherwood). The agt. was with Asbury Mgr., LLC. Financing of project requires assignment of agt. to a separate entity, Asbury Heights, LLC. This assignment does not change any terms of agt. or expected deliverables. 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 business, Galloway moved, seconded by Pope that the mtg. adjourn. All ayes.

Adjournment was at 6:30 P.M.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, CMC, City Clerk

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