

## OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 12  
Council Chambers, City Hall

April 2, 2019  
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

Present were Council Member Stevens, Streeby, Berg, Dalbey, Roe and Mayor Lazio.

Roe moved, seconded by Streeby to approve the following consent agenda items: Mins. from Regular Mtg. No. 9 on March 19, 2019 and Special Mtg. No. 10 on March 26, 2019 as presented; Approve the Arbor Day Proclamation for April 26, 2019 and authorize the Mayor to sign; Approve the Proclamation for April 2019 to be Revive Civility Month; Consid. of Ack./Settlement Agt. between the City of Ottumwa and Smokin' Hot, LLC, 2604 N. Court, Suite A; Approve payment to DC Concrete & Construction, LLC in the amount of \$11,850.50, for emergency sewer repair work on Elm St. force main completed Feb. 25-27, 2019; Res. No. 69-2019, Approving the contract, bond, and cert. of insurance for the Beach Ph. 4 Renovations – Installation of New Wave Generation Equip.; Beer and/or liquor applications for: East End Hide Out, 1141 Orchard St.; MAD Ave Quick Shop, 405 S. Madison Ave.; Hy-Vee Gas, 1027 N. Quincy Ave.; Noe's Bar & Grill, 101 S. Madison Ave.; all applications pending final inspections. All ayes.

Dalbey moved, seconded by Stevens to approve the agenda as presented. All ayes.

Mayor Lazio introduced Sharon Stroh, Economic Development Dir., to provide quarterly update.

Mayor Lazio introduced Beth Peyton, Bridge View Center Inc. Brd. of Dir., for check presentation from BVC Inc. Endowment trust fund to the City of Ottumwa in the amount of \$120,000.00.

City Admin. Morris reported the following:

- Finance Committee Mtg. on 4/08/19 at City Hall - 5:00 P.M.
- Establish Date for upcoming Community Mtg. – April 18, 2019.
- Clearing Lots – working with Local 74 to complete more this year.
- State of the Community Event on April 4 – speakers Brian Morgan, Wapello County Supervisors, Mayor Lazio, and Marlene Sprouse, President of IHCC.

Police Chief, McAndrew, will present ICAP Grant Application on April 16, 2019.

Mayor Lazio introduced Larry Seals, Public Works Dir., to provide overview of TAP Application and STBG/SWAP Applications as approved at the Special Mtg. on 3/29/19.

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

Streeby moved, seconded by Roe to award the contract for the Beach Ph. 4, RFP 4X Safety Netting Replacement Project to Pierce Fence Company of Ottumwa, Iowa, in the amount of \$3,966.88 with an alternate bid of \$4,422. Parks & Rec Dir., Rathje, reported two bids were received. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract, and estimated cost for the 2019 Asphalt Street Repair Program. Public Works Dir., Seals, reported this is our annual asphalt street repair program, which started in 2003. No objections were received. Streeby moved, seconded by Berg to close the public hearing. All ayes.

Roe moved, seconded by Streeby that Res. No. 64-2019, approving the plans, specifications, form of contract, and estimated cost for the 2019 Asphalt Street Repair Program, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract and estimated cost for the 2019 Catch Basin Replacement Program. Public Works Dir., Seals, reported \$50,000 is budgeted out of the sewer fund for this annual program. No objections were received. Roe moved, seconded by Stevens to close the public hearing. All ayes.

Berg moved, seconded by Streeby that Res. No. 65-2019, approving the plans, specifications, form of contract, and estimated cost for the 2019 Catch Basin Replacement Program, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract and estimated cost for the 2019 Sanitary Utility Access Program. Public Works Dir., Seals, reported \$50,000 is budgeted out of the sewer fund for this annual program. No objections were received. Streeby moved, seconded by Dalbey to close the public hearing. All ayes.

Streeby moved, seconded by Stevens that Res. No. 66-2019, approving the plans, specifications, form of contract, and estimated cost for the 2019 Sanitary Utility Access Program, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract and estimated cost for the 2019 Sidewalk Drop Program. Public Works Dir., Seals, reported this is the 8<sup>th</sup> contract of the Transition Plan that was approved by Council on August 7, 2012, for ADA compliance. No objections were received. Roe moved, seconded by Berg to close the public hearing. All ayes.

Dalbey moved, seconded by Roe that Res. No. 67-2019, approving the plans, specifications, form of contract, and estimated cost for the 2019 Sidewalk Drop Program, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract and estimated cost for the 2019 Street Crack & Seal Program. Public Works Dir., Seals, reported this project is one of our annual preventative maintenance programs and consists of sealing street cracks throughout the City of Ottumwa. \$50,000 is budgeted annually for this program. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Roe moved, seconded by Dalbey that Res. No. 68-2019, approving the plans, specifications, form of contract, and estimated cost for the 2019 Street Crack & Seal Program, be passed and adopted. All ayes.

Streeby moved, seconded by Dalbey that Res. No. 36-2019, establishing the City of Ottumwa's intent to enter into a Development Agt. with Chrisbro Hospitality for the construction of a Spring Hill Suites at Bridge View Center, be passed and adopted. Presentation by Scott Hallgren, Executive Dir. BVC, and Andy Wartenberg, Dir. Greater Ottumwa CVB.

Questions entertained from Council Members:

- Is Chrisbro on board with the sales plan as presented by CVB?
- How do we finance the differential in this project because we are already taking a hit to the general fund?
- Parking issues – with no designated parking for the hotel, where will overflow go if there are multiple events going on at the same time?
- What if Chrisbro isn't in agreement with the assessed value being \$7.3 Million?

- Will everything be included in contract language before the final vote?
- How can we assure that a third party coming in to develop this project has the betterment of our City as one of their primary goals?
- When can we see the feasibility study from Chrisbro?
- Is the amount of funding from the City a reasonable amount compared to other public investment in private projects?
- Is the proposed position of the hotel creating an invitation to our district and the vision for future development of this area?
- Where does this put us in our bonding capacity if another large project comes up?
- Are we solid on the numbers (cost) as presented right now?

Dir. of Hlth. Insp. & Solid Waste, Flanagan, reported that he will meet with Chrisbro on April 4, 2019, to go over the Development Agt. We will be on a tight schedule to adopt an Urban Renewal Amendment that works in tandem with this project. The City's total commitment will be \$2.5 Million plus around \$800,000 for parking and you must decide if implementation of this hotel will benefit the community or not. I will continue to work closely with our City Attorney, as well as Ahlers & Cooney to develop the agreement to our best interests. The resolution tonight will voice our intent to keep this project alive and continue to move forward.

All ayes.

Streeby moved, seconded by Roe that Res. No. 61-2019, adopt the Disposal of Surplus City Property Policy No. 69, effective April 2, 2019, be passed and adopted. City Admin. Morris reported this policy defines surplus property and allows the property to be sold at public auctions or through GovDeals, which is an online auction service provided by the State of Iowa for city, county and state governments or agencies. If the items are not sold through these channels, the property will either be sold as scrap, deposited as refuse or donated to a not-for-profit entity as recommended by the City Admin. or designee. All ayes.

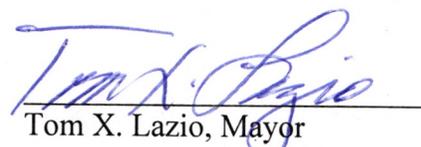
Roe moved, seconded by Stevens to pass the first consideration of Ordinance No. 3153-2019, amending Chapter 31 ½, Solid Waste, of the Code of Ordinances (Municipal Code of the City of Ottumwa, Iowa) by repealing Section 31 ½ - 35 in its entirety and enacting a substitute in lieu thereof. All ayes.

Streeby moved, seconded by Berg to waive the second and third consideration, pass, and adopt Ordinance No. 3153-2019. All ayes.

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

Streeby moved, seconded by Stevens that the meeting adjourn. All ayes. Adjournment was at 7:23 P.M.

CITY OF OTTUMWA, IOWA

  
Tom X. Lazio, Mayor

ATTEST:



Christina Reinhard, City Clerk