

OTTUMWA CITY COUNCIL MINUTES Item No. B.-1.

REGULAR MEETING NO. 27
Council Chambers, City Hall

October 1, 2019
5:30 O'Clock P.M.

The meeting convened at 5:30 P.M.

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

Roe moved, seconded by Streeby to approve the following consent agenda items: Mins. from Reg. Mtg. No. 26 on Sept. 17, 2019 as presented; Acknowledge Aug. financial stmt and pymt. of bills as submitted by the Finance Dept.; Approve the Proclamation of Oct. 6-12, 2019 as Fire Prevention Wk.; Approve the Proclamation to designate Oct. 2019 as National Disability Awareness Month; Approve appointments of Roger Hemmings to the Cemetery Brd. of Trustees, term to expire 7/1/2026; Cara Galloway to the Historic Preservation Commission, term to expire 1/1/2020; and Rick Woten to the Historic Preservation Commission, term to expire 1/1/2022; Canvasser/Solicitor applications for Soap Creek Rebels Saddle Club to solicit donations within City limits from Oct. 1 to Nov. 30, 2019 and the Workingman's Christmas Party to solicit donations within City limits from Nov. 1 to Dec. 31, 2019; Approve the purchase of one (1) 2019 Polaris Ranger XP 1000 North Star Ed. utility vehicle from R/J Performance, Inc. in the amount of \$25,599, for the Police Dept., with funding awarded through the 2019 JAG Grant; Res. No. 197-2019, authorizing the Mayor/Interim City Admin. and Accountant to make investment purchases and sales in accordance with the City Investment Policy; Res. No. 198-2019, authorizing the Mayor/Interim City Admin. and Accountant to sign checks and make wire transfers for the City of Ottumwa; Res.No. 214-2019, accepting the work as final and complete and approving the final pay request for the 2019 Street Crack Seal Program; Res. No. 221-2019, setting Oct. 15, 2019 as a date of a public hearing on the Council's intent to voluntarily release an easement on City-owned property at 203 E. Main / 116 S. Market, Ottumwa, IA; Beer and/or liquor applications for: Supermercado Cerro Grande, 311 E. Main; Mexico Lindo, 530 W. Second; Richmond & Ferry BP, 720 Richmond Ave.; Club 888, 123 W. Third St.; Mizu Hibachi & Sushi, 1111 N. Quincy Ave.; all applications pending final inspections. All ayes.

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

Interim City Admin. Lazio reported the following:

- Work Session on Finance & Budget – Erin Mullenix, Iowa League of Cities, 10/8/19, 4:30 PM. at Bridge View Center.
- Work Session on Streets – PW Dir. Seals, 10/15/19.
- Rpt. to Council on Finance Dir. Position - Closing date is 10/11; we've received 3 resumes to date.
- Rpt. to Council on RFQ for City Admin. Possibly more discussion on how to fill this position after attending the IA League of Cities Conf.
- Blackhawk River Access update. PW Dir. Seals provided a drone presentation showing the access points. Have attended joint mtgs. with Wapello County Suprv. Parker and want to make this area more accessible to the public. The City did not budget funding for this during current fiscal yr., but may want to look at future expenditures as a joint application has been submitted to the DNR. The City will do some channel cleaning this yr. according to budgeted funds.
- Rpt. on IA League of Cities Conf., Dubuque, IA. Councilman Dalbey, Councilperson Berg and Mayor Lazio attended from 9/25-9/27/19. Councilperson Berg obtained Certified Elected Municipal Officials (CEMO) designation this yr. Items to note: solar fields, wastewater plant, mobile hubs, quality of life, downtown revitalization.

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

Roe moved, seconded by Berg to approve a total refund of \$71,622.16 to Dr. Pepper for overpayment of Surcharge Fees. All ayes.

Berg moved, seconded by Stevens to approve the request for funding to Heartland Humane Society for the sum of \$8,000. All ayes.

Roe moved, seconded by Streeby to accept bid and award the contract for demo of 811 E. Mary to Tim Skinner Trucking & Excav., of Ottumwa, IA, in the amount of \$6,980. Dir. of Hlth. Insp. & Planning Flanagan reported four bids were received. All ayes.

This was the time, place and date set for a public hearing on the proposed adoption of Amendment No. 8 to the West Gate Economic Development Urban Ren. Plan. Dir. of Hlth. Insp. & Planning Flanagan reported this amendment allows the City to use TIF incentives for the development of BVC Hotel Project and various mixed-use, commercial/multi-family market rate housing projects in conjunction with the BUILD Grant River Develop. Initiative. No objections were received. Streeby moved, seconded by Stevens to close the public hearing. All ayes.

Streeby moved, seconded by Roe that Res. No. 217-2019, determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for Urban Renewal projects; and adopting Amendment No. 8 to the West Gate Economic Development Urban Renewal Area; and rescinding Resolution No. 113-2019, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Urban Renewal Plan. Dir. of Hlth. Insp. & Planning Flanagan reported this will establish the Agassiz Urban Renewal Area (URA) and adopt the Agassiz Urban Renewal Plan (URP) in conjunction with our efforts to work with developer Jim Danaher to develop workforce housing on the site of the former school. No objections were received. Streeby moved, seconded by Berg to close the public hearing. All ayes.

Roe moved, seconded by Streeby that Res. No. 218-2019, determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Agassiz Urban Renewal Plan, be passed and adopted. All ayes.

Berg moved, seconded by Streeby to pass the first consideration of Ord. No. 3166-2019, an ordinance providing that general property taxes levied and collected each year on all property located within the Agassiz Urban Renewal Area, in the City of Ottumwa, County of Wapello of the State of IA, City of Ottumwa, County of Wapello, Ottumwa Community School Dist., and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Agassiz Urban Renewal Area (The Agassiz Urban Renewal Plan). No objections were received. All ayes.

Streeby moved, seconded by Roe to waive the second and third considerations, pass and adopt Ord. No. 3166-2019. All ayes.

Roe moved, seconded by Streeby that Res. No. 199-2019, fixing an amount for abating a nuisance against certain lots in the City of Ottumwa, IA, totaling \$34,682.98, be passed and adopted. All ayes.

Berg moved, seconded by Streeby that Res. No. 215-2019, awarding the contract for the 2020 Roofing Replacement Project to Hawkeye Enterprise Roofing & Coating of Cincinnati, IA in the amount of \$111,263, be passed and adopted. PW Dir. Seals reported two bids were received. This project includes WPCF Maint. Roof, WPCF Airport Pump Station Roof and Fire Station No. 1 Dormitory Roof. All ayes.

Roe moved, seconded by Streeby that Res. No. 216-2019, awarding the contract for the Beach Renov. Ph. 4 Shade Structures Installation Project to ACCO Unlimited Corporation of Johnston, IA in the amount of \$99,535.70, be passed and adopted. Parks & Rec. Dir. Rathje reported three bids were received. This project will install new designated shade structures around the outdoor pools, complete with new concrete foundations, prefabricated steel framing and woven vinyl mesh fabric. All ayes.

Streeby moved, seconded by Roe that Res. No. 219-2019, setting the time and place for the receipt of Proposals and/or the approval of a Development Agt. with R.G. Property, LLC for the renovation of 307 E. Main and setting a public hearing on the intent to dispose of real property located at 307 E. Main in the City of Ottumwa, Wapello County, IA, be passed and adopted. City Attorney Keith reported Oct. 31, 2019, at 10:00 A.M. will be the time and date for submission of Proposal/Development Agt. for the renovation of 307 E. Main, defining the evaluation criteria and setting Nov. 5, 2019 as the time, place and date set for a public hearing regarding the intent to dispose of real property located at 307 E. Main. All ayes.

Roe moved, seconded by Streeby that Res. No. 220-2019, provides for the reallocation and transfer of designated funds from the Capital Projects Fund to the Community Development Fund for purposes of incentivizing the rehabilitation of 307 E. Main, Ottumwa, IA, be passed and adopted. Dir. of Hlth. Insp. & Planning reported the sum of \$40,000 will be used to incentivize the rehab of 307 E. Main to the successful Development Agt. All ayes.

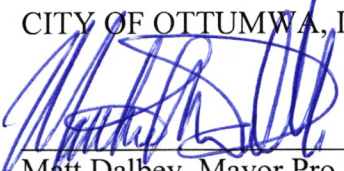
Streeby moved, seconded by Berg that Res. No. 222-2019, waiving the right of review for Matthew 5:5 Subdivision, be passed and adopted. Dir. of Hlth. Insp. & Planning reported the owner of 11122 Dahlonga Rd is piecing off a portion of 4 acres in order to sell to the neighbor for yard space. All ayes.

Mayor Pro Tem Dalbey inquired if anyone from the audience wished to address an item not on the agenda. Amy Hill, S. Fellows Ave. addressed mistreatment of animals within the City. She is disappointed how a situation was handled and requests that we have an animal control officer on duty more hours.

Interim City Admin. Lazio reminded Council that we will have a meeting Nov. 14, 2019, in Council Chambers, on the Comprehensive Plan, starting at 5:30 P.M.

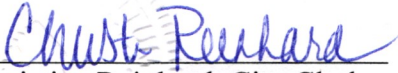
There being no further business, Streeby moved, seconded by Roe that the meeting adjourn. All ayes.

Adjournment was at 6:19 P.M.



Matt Dalbey, Mayor Pro Tem

ATTEST:



Christina Reinhard, City Clerk