

REGULAR MEETING NO. 27
Council Chambers, City Hall

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

The meeting convened at 5:33 P.M.

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

Hull moved, seconded by Roe to approve consent agenda items: Mins. from Regular Mtg. No. 26 on Sept. 6, 2022 as presented; Recommend re-appointments of Wesley Konrad and Sarah Sels to Parks Adv. Brd., terms to expire 9/29/2027; re-appointment of Brian Hammack to Airport Adv. Brd., term to expire 10/1/2025; and re-appointment of Shirley Gingrich-Slonaker to Public Safety Adv. Brd., term to expire 10/1/2025; Res. No. 231-2022, approving contract, bonds and cert. of ins. for WPCF Operations Roof Replacement Project; Res. No. 232-2022, setting Oct. 4, 2022 as date for status of funded activities hearing for Ottumwa Blessings Soup Kitchen Pandemic Response Program; Res. No. 233-2022, setting Oct. 4, 2022 as date for status of funded activities hearing for Ottumwa ISU Bldg. Upper-Story Housing Project; Res. No. 234-2022, setting Oct. 4, 2022 as date for status of funded activities hearing for Ottumwa N. Market St. Façade Improvements Project; Res. No. 235-2022, setting Oct. 4, 2022 as date for a public hearing to approve Amendment No. 2 to *Our Ottumwa 2040* Comp. Plan and providing Year Two Plan Updates; Beer and/or liquor applications for: Alpine Inn, 1804 Albia Rd., with OSA; Mimi's Taqueria, 707 Church St., with OSA; Warehouse Barbeque, 2818 N. Court, with OSA; Potros Garcia, 2804 N. Court; Owl's Nest, temp. OSA on 10/13/22 at Canteen Alley for Meet Ottumwa event; all applications pending final inspections. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Galloway to approve the Agenda with removal of Item H-6, Res. No. 237-2022. Motion carried 4-1. Absent: Pope.

City Admin. Rath introduced John Tiedt with Retail Strategies to present via phone with slide presentation in council chambers.

Mayor Johnson inquired if there was anyone from the audience who wished to address an item on the agenda. Keith Caviness requested to speak about items F-1 and G-2. Jerry Parker requested to speak about item G-2. Dennis Willhoit would also like to speak about item G-2.

Roe moved, seconded by Hull to accept bid for a John Deere 1600 Turbo Wide Area Mower from Sinclair for Parks Dept. for \$70,019.98. Parks Dir. Rathje reported the bid was obtained from State of IA bid program and was also approved by Fleet Committee. This will replace mower #209 that is from 2017 and starting to cost more in repairs. Mr. Caviness asked if purchase of this item could be delayed because it is now end of mowing season. Rathje further explained it took four months to get this bid due to supply chain issues; it may not be available to purchase in the spring if we wait. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe to approve replacement of flow monitors for WPCF. PW Dir. Seals reported two FL1500 Flow logger at \$5,367 each and two AV9000S Analyzer Modules at \$806.40 each; totaling \$12,346.87. The flow meters are over twenty yrs. old and failing. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by McAntire to adopt First Addendum to Real Estate Purchase Agt. by and between the City of Ottumwa and the Wapello County Historical Society. Rath reported Res. No. 183-

2022, purchase depot from IA Heartland History Connection, was adopted July 5, 2022. As part of acquisition, an abstract was ordered for completion prior to closing which we have not yet rec'd. This Addendum moves closing date out to no later than Oct. 5, 2022. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Hull to auth. the City Admin. to proceed with issuing RFP's regarding legal services related to prosecution for the City of Ottumwa. Motion carried 4-1. Absent: Pope.

This was the time, place and date set for a public hearing on disposal of City owned property described as Lot 12 in Mahon and Phillips Addition to the City of Ottumwa, Wapello County, IA, commonly known as 902 N. Jefferson St. Comm. Dev. Dir. Simonson reported Mahaska Comm. Group (MCG) requests to purchase vacant lot to construct permanent equip. to support a community-wide broadband utility program. No objections were rec'd. Roe moved, seconded by McAntire to close the public hearing. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Galloway that Res. No. 223-2022, accepting offer and approving sale of City owned property located at 902 N. Jefferson St. to Mahaska Comm. Group (MCG) for \$500, be passed and adopted. Motion carried 4-1. Absent: Pope.

This was the time, place and date set for a public hearing on Proposed Ord. repealing Ord. No. 2888-2000, and granting to MidAmerican Energy Comp., its successors and assigns, the Right and Non-Exclusive Franchise to acquire, construct, erect, maintain and operate in the City of Ottumwa, IA, a Natural Gas System and to furnish and sell natural gas to the City and its inhabitants and auth. the City to collect Franchise Fees for a period of 25 yrs. Rath reported we approved the revenue purpose stmt. on July 19, 2022; Ord. No. 3209-2022 will impose a three percent franchise fee and would replace the current one percent charged for Local Option Sales Tax. Revenue funded from this fee would be used to supplement the Gen. Fund. Mr. Parker addressed council with concerns if passing franchise fee. This will be a tax on top of all other increases we have seen – energy costs, gas, groceries; this isn't just a tax on the citizens, but also on businesses that are struggling; we want economic development but we are going to increase their costs before they even get here. Mr. Caviness also stated his concerns. Encourage you to get a Finance Dir. in place and work on a zero based budget so you know exactly what you are spending. Mr. Willhoit stated there are citizens that understand why this franchise fee needs to be passed; sometimes you have to bite the bullet to make your town grow and is in favor of imposing franchise fees. Council shared their thoughts. Roe moved, seconded by Hull to close public hearing. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by Hull to pass first consideration of Ord. No. 3209-2022, an Ord. repealing Ord. No. 2888-2000, and granting to MidAmerican Energy Comp., its successors and assigns, the Right and Non-Exclusive Franchise to acquire, construct, erect, maintain and operate in the City of Ottumwa, IA, a Natural Gas System and to furnish and sell natural gas to the City and its inhabitants and authorizing the City to collect Franchise Fees for a period of 25 yrs. Motion carried 3-2. Nays: McAntire. Absent: Pope.

Galloway moved, seconded by Roe to remove Ord. No. 3202-2022, an Ord. Amending Appendix D, Electricity Franchise, with Interstate Power and Light Company for the purpose of imposing a franchise fee, from the table for discussion and legislative action. Motion carried 3-2. Nays: McAntire. Absent: Pope.

Roe moved, seconded by Hull to pass first consideration of Ord. No. 3202-2022, an Ord. Amending Appendix D, Electricity Franchise, with Interstate Power and Light Company for the Purpose of Imposing

a Franchise Fee. This will impose a three percent franchise fee and would replace the current one percent charged for Local Option Sales Tax. Motion carried 3-2. Nays: McAntire. Absent: Pope.

McAntire moved, seconded by Hull that Res. No. 226-2022, auth. an agt. for Professional Design Services between City of Ottumwa and Design Workshop for Greater Ottumwa Park Phase 1 Tennis Facility Design, be passed and adopted. Simonson reported Design Workshop was selected through an RFQ process to complete the Greater Ottumwa Park Master Plan and subsequent design work. The total fee for design work is \$196,000. The City has allocated \$750,000 for tennis project with \$750,000 coming from Ottumwa Schools. Design Workshop is presenting at public mtg. for City of Ottumwa on Sept. 21, 2022. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Hull that Res. No. 227-2022, auth. an Agt. for Professional Consulting Services between City of Ottumwa and Retail Strategies, be passed and adopted. Motion carried 3-2. Nays: McAntire. Absent: Pope.

Hull moved, seconded by McAntire that Res. No. 229-2022, approving temp. wage rate adjustment for St. Maintenance Supervisor, be passed and adopted. Galloway asked if we have a policy to set this wage; HR Dir. Codjoe responded we do not have a policy in place, but this has been past practice and are hopeful that Gallagher will advise and provide recommendation on putting a policy in place. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by McAntire that Res. No. 230-2022, approving Change Order No. 3 for Ottumwa Park Campground Shower House and Office Project, be passed and adopted. Rathje reported CO#3 increases contract \$3,425, making total contract amt. \$593,142. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway that Res. No. 236-2022, approving Leadership Training for City Leaders, be passed and adopted. Codjoe reported approx. cost \$41,500; up to 40 supervisors; Ottumwa Regional Legacy Foundation will support by providing \$10,000 in funding. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by Hull that Res. No. 238-2022, adopting revised Format for City Council Agendas, 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. Josh Husted, discussed the condition of the property at 127 N. McLean. Property is being used as a scrap yard; multiple noise complaints; individuals pitching tents on the lot next to described property. Can anything be done with this?

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

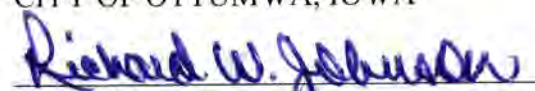
Adjournment was at 7:45 P.M.

ATTEST:


Christina Reinhard, CMC, City Clerk

Published in the Ottumwa Courier on 10/1/2022.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor