

REGULAR MEETING NO. 11
Council Chambers, City Hall

May 2, 2023
5:30 O'Clock P.M.

The meeting was called to order at 5:31 P.M.

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

Roe moved, seconded by Galloway to remove Item B-5 from the Consent Agenda and add to regular agenda as Item H-2. All ayes.

Galloway moved, seconded by McAntire to approve consent agenda items without inclusion of Item B-5: Mins. from Regular Mtg. No. 10 on April 18, 2023 as presented; Ack. Feb. fin. rpt. and pymt. of bills as submitted by Finance Dept.; Proclamation of Arbor Day on April 28, 2023; Canvasser & Solicitors Application for American Legion Aux. poppy week for veterans on 5/22-5/29/2023; Res. No. 68-2023, approving contract, bonds and cert. of ins. for Green St. Sewer Improv. Project – Group B; Res. No. 72-2023, fixing date for public hearing on Ord. No. 3212-2023 – an ord. est. solid waste fees for noncommercial establishments by repealing and replacing Sec. 31 ½ - 35 of Muni Code of the City of Ottumwa; Res. No. 73-2023, auth. renewal & admin. services agt. with Wellmark Blue Cross & Blue Shield, Avesis, a Guardian Comp. and Symetra Life Ins. Comp. for July 1, 2023 through June 30, 2024; Res. No. 74-2023, fixing date for public hearing on Amend. No. 3 to *Our Ottumwa 2040* Comp. Plan, amending Zoning Compatibility Matrix; Res. No. 78-2023, approving Amend. A to Aviation Fuel Supply Agt. between AVFUEL Corp. and City of Ottumwa; Beer and/or liquor applications for: Parkview Plaza (Hotel Ottumwa), 107 E. Second; and temp. OSA for following dates: 6/9, 7/7, 7/14, 7/21, 7/28/2023; Front Runners with OSA, 837 Church; Fraternal Order of Eagles Ottumwa Aerie #114, 109 S. Green; American Legion OB Nelson #3, 550 W. Main; Champion Bowl, 2601 Roemer Ave.; Owl's Nest, LLC, 116 S. Court; Ottumwa Elks Lodge 347, temp. OSA 6/20-6/25/2023 at Jimmy Jones Shelter; Red's Pub, temp. OSA on 7/8/2023; all applications pending final inspections. All ayes.

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

Megan Logan, Wapello Co. Children's Alliance, discussed Community Hero Award being awarded to Lt. Bell for his diligence in creating safe spaces for children and advocating the needs of children in our community.

Rath introduced Alex Barr with Anderson Larkin to provide FY2022 Audit Report. Full report is available on City website.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. Dennis Willhoit, Gail Roberts and Tina Jaegers all requested to speak on Item B-5 that was moved to H-2; Josh Kirby of Kirby Wrecker Service, LLC, requested to speak on Item F-2.

This was the time, place and date set for a public hearing on proposed Ord. No. 3213-2023, amending Muni Code of City of Ottumwa by changing zoning classification of 526 E. Second from R-4 to C-2. Comm. Dev. Dir. Simonson reported Ottumwa Comm. School Dist. seeks to rezone this property in order to complete an athletics complex. The parcel is currently used as a parking lot. The parking use is existing non-conforming and not typically a permitted use in the current R-4 district. The change of use would alleviate the existing non-conforming issue and allow for the athletics complex use. P&Z Comm. approved this unanimously on 5/1/2023. Landon Allen, Dir. of Tech. and Mike McGrory, Superintendent

at OCSD, were available for questions. No objections rec'd. Pope moved, seconded by McAntire to close the public hearing. All ayes.

Roe moved, seconded by McAntire to pass first consideration of Ord. No. 3213-2023, amending Muni Code of City of Ottumwa by changing zoning classification of 526 E. Second from R-4 to C-2. All ayes.

This was the time, place and date set for a public hearing on proposed Ord. No. 3214-2023, amending Muni Code of City of Ottumwa by changing zoning classification of 1508 Albia Rd. from C-1 to C-2. Simonson reported Josh Kirby seeks to rezone in order to operate an impound lot. The zoning change would permit Short Term Vehicle Storage as a permitted use. Short Term Vehicle Storage allows for parking operating and non-operating vehicles on hard surface parking for up to 30 days. Josh Kirby explained, services in Ottumwa have become demanding so it made sense to expand and create an Ottumwa location. Goals to improve the property include new privacy fencing. Currently, the area can accommodate 60-70 vehicles. Vehicles are on a 20-30 day rotation; once time expires, vehicles are moved out of town. This area is surrounded by residential properties that were notified of this rezoning. No objections rec'd. Roe moved, seconded by Hull to close the public hearing. All ayes.

Pope moved, seconded by Hull to pass first consideration of Ord. No. 3214-2023, amending Muni Code of City of Ottumwa by changing zoning classification of 1508 Albia Rd. from C-1 to C-2. Motion carried 3-2. Ayes: Pope, Galloway, Hull. Nays: Roe, McAntire.

Roe moved, seconded by Galloway to reject bid rec'd on 2023 RFP #1 Bridge View Hotel Overflow Parking Project. PW Dir. Seals reported only one bid was rec'd and it exceed the opinion of probable cost. All ayes.

Roe moved, seconded by Hull to approve salary adjustment and assignment of Asst. City Admin. duties to Comm. Dev. Dir., effective May 7, 2023. Rath reported Simonson was a finalist for City Admin. position in another community. This position was benchmarked in the Gallagher Study with preliminary results available to admin. Both items should be distinct and separate – Asst. City Admin. duties / pay increase. Not creating new position; compensation is directly related to data from the study. Momentum of current projects would come to a stalemate. McAntire shared, the only reason this is before us is because Simonson has a chance at another job. That shouldn't justify a \$16,000 raise; we are understaffed all across the board. If we don't have the funding, we don't do something like this.

Mr. Willhoit shared if we don't have the depth of knowledge in City staff that you are relying on one person, what does that say about mgmt.? The mayor is extremely competent to fill in during your absence. There are some people that go ahead and do what they want and ask for forgiveness later; this is exactly what happened; appearance matters. The perception is City of Ottumwa leadership does whatever it wants; lacks transparency.

Ms. Roberts stated, if someone is going to leave the City, let them leave; you're not going to do something for me if I try to leave. You really need to reconsider this, it has made a lot of people upset (mgmt., union and non-union employees); how can you expect to improve morale.

Roe added we need to look at the position and not the person; the City's inability to pay people what they are worth has been addressed in the past, knowing we have paid for a wage study and yet to see any results is frustrating. Ack. we are not competitive in wages and rectify it; is now the correct time? We have to start somewhere. We have to say we value our employees and do what it takes to keep them.

Galloway added, the Gallagher study has put a lot of things on hold; we need to light a fire and get results

that we should have had months ago. I recommend amending this item.

Ms. Jaegers reported, I would still be here today as your accountant and it didn't have anything to do with my salary. If there's a problem in this city, it starts with admin. Negligence of the finances; when was the last bank reconciliation done? Open your eyes and do something about it.

Hull agreed that this should be two separate items; and also agreed with Mr. Willhoit that this should go through an application process to find the best qualified individual. If Simonson leaves, just about everything he is working on comes to a halt. We need to push for results from the study.

Fire Chief Miller reported he has been asking for 9-12 months about making things right for Deputy Chief; the City talks about succession planning and I had someone in line for my job, but now he is leaving. You can't pick and choose; you have great employees that do a fantastic job for the City.

Mr. Willhoit added, I don't understand; you've put yourself in this position and now expect the public just to go along with it. I suggest you wait for the salary study.

Mayor added I want to assure Council that I'm always willing to provide back-up service when Admin. is out of the office. We've told other dept. heads to wait for results of the survey before any compensation increases. To put a positive spin on it, I always applaud people when they feel like they are ready for the next step. Maybe we can do a better job at cross training depts. so we are equipped to cover when someone leaves employment.

Galloway moved, seconded by Roe to amend recommendation to approve the salary adjustment for the Comm. Dev. Dir., effective May 7, 2023 and remove assignment of Asst. City Admin. Duties. Motion carried 3-2. Ayes: Roe, Galloway, Hull. Nays: Pope, McAntire.

Roe moved, seconded by Galloway to approve salary adjustment for Comm. Dev. Dir., effective May 7, 2023. Motion carried 3-2. Ayes: Roe, Galloway, Hull. Nays: Pope, McAntire.

Roe moved, seconded by Galloway that Res. No. 75-2023, support for Workforce Housing Tax Credit Program Application by Bush Real Estate Development, LLC for an adaptive reuse and historic preservation project at 107 E. Second, be passed and adopted. Bush Construction is pursuing tax credit to further finance an \$18 Million historic rehabilitation project with conversion of the hotel into 68 units of market rate housing. The tax credit would provide a benefit up to \$1 Million with the required local match equal to at least \$1,000 per unit. This project could qualify for incentives including a TIF rebate for up to \$1,770,000 and façade grants up to \$80,000. These incentives would be subject to a DA at a later date. All ayes.

Roe moved, seconded by Galloway that Res. No. 76-2023, approving and providing consent to assignment of Lease Agt. concerning Lots 7, 8 and 10 in Caldwell Park Add. to City of Ottumwa, cka 1520 W. Main and 1512 W. Main, to be passed and adopted. Simonson reported the City leased three parcels to James & Deoara Olsen in 1997 with the lease set to exp. in 2047. The interests of original tenants has been inherited by Aubrey Olsen and further assigned to Joshua & Hannah Steadman. All ayes.

Hull moved, seconded by McAntire that Res. No. 77-2023, addressing an Irrevocable Letter of Direction and Auth. Mayor to sign Green St. Sewer Improv. Project – Group A, be passed and adopted. Seals reported North American Construction Services, Inc. requested assignment of contract funds due J&K Contracting, LLC for work to be completed on the Green St. Sewer Improv. Project – Group A. All ayes.

Hull moved, seconded by Pope that Res. No. 79-2023, joining SE IA Sports Comm. Destination IA Grant Application and award as Co-Applicant and Sub-Recipient, be passed and adopted. Simonson reported the SE IA SportsPlex was awarded \$2.5 Million grant as part of IEDA's Destination IA Program. Because the project is on City owned property and involves investment from the City, IEDA requested the City to join the project as co-applicant and sub-recipient. This does not change the amt. of investment from the City. All ayes.

Mayor Johnson inquired if anyone from the audience wished to address an item not on the agenda. There were none. Mayor reported on various summer events coming up; Galloway wants to see the results from the Gallagher study and will continue asking until provided; she would also like to see succession planning in the City; Roe stated GoPIP partnered with League of Women Voters for a joint Community Legislative Form on May 6, 2023 from 9:30-11:00 A.M. at OCSD Board Room 331 E. Main.

There being no further business, Hull moved, seconded by McAntire that the mtg. adjourn. All ayes.

Adjournment was at 7:49 P.M.



ATTEST:

Christina Reinhard

Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA

Richard W. Johnson

Richard W. Johnson, Mayor

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