

REGULAR MEETING NO. 28
Bridge View Center, 102 Church St.

November 7, 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, Roe and Mayor Johnson.
Council Member Pope was absent.

Galloway moved, seconded by McAntire to approve consent agenda items: Mins. from Regular Mtg. No. 27 on Oct. 17, 2023 as presented; Recommend re-appointment of Dave Cecil to Parks Adv. Brd., term to exp. 11/1/2028 and Leisa Walker to Ottumwa Housing Auth., term to exp. 11/22/2025; recommend appointment of Tom Stewart to Ottumwa Housing Auth., term to exp. 11/22/2025 due to vacancy; Civil Service Elig. Lists for Oct. 25, 2023: PW Equip. Operator Ent., Code Compliance Officer Ent., Finance Acct. Specialist Ent., Fire Chief; Approve purchase of two 2024 Ford Explorer 4dr 4X4 vehicles from Stiver's Ford of Waukee, IA, in the amt. \$40,399 each; total \$80,798 to replace current fleet #414 and #417; Res. No. 175-2023, fixing Nov. 21, 2023 as the date for public hearing on proposal to lease property at Ottumwa Reg. Airport to Anderson Row Crop Farms, LLC and providing for publication of notice thereof; Beer and/or liquor applications for: Mizu Hibachi & Sushi, Inc., 1111 Quincy Ave., Suite 111; Club 888, 123 W. Third; Mexico Lindo, 530 W. Second; Richmond & Ferry BP Amoco, 720 Richmond Ave.; Snookered, 109 S. Green; Uncle Buck's Bar & Grill, Temp. OSA on 11/11/2023; all applications pending final inspections. Motion carried 4-1. Absent: Pope

Galloway moved, seconded by McAntire to Amend the Agenda by moving Item H-2 to be presented/discussed under Section D, Admin. Rpt. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Hull to approve the agenda as amended. Motion carried 4-1. Absent: Pope.

Tim Albert, Mgr. Ottumwa Water & Hydro provided update on the hydro dam. Received notice from federal regulatory agency (FERC) about the dam safety. Visible deterioration of concrete that requires immediate repairs. Hired BAR Engineering to assist in process and provide cost est. for all work as well as options. They will do an underwater inspection (upstream & downstream areas) to see what the footing of the dam looks like.

William Kiefer, CEO, and Justin LeMoine, Associate Admin., ORHC provided update on status of findings at ORHC. ORHC has been under intense regulatory scrutiny for the past yr. due to an event on Oct. 15, 2022. Despite what you may have heard, we are not shutting down any services; Lifepoint is our parent company and they have invested millions in our organization to keep us moving forward.

City Admin. Rath discussed financial reporting of City funds. Finance Dir. Nisar added he is dedicated to turn things around. Our system is very dated and technology has changed a lot over the years; would like to implement a new financial system when we have everything reconciled. Councilman Roe added it has been unfortunate the way staffing has been handled in the finance dept. and I hope the City is never in this situation again. Nisar explained a remote worker is doing all of the entries into the system while he receives assistance from a previous Fin. Dir. and City Admin. that comes to the office weekly and still utilize Brad Barnes.

Philip Burgmeier, PW Dir./Engineer, provided update on CSO, Ph. 8, Div. I and II with assistance by Ted Payseur and Randy Johnson with V&K, Inc.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. There were none.

This was the time, place and date set for a public hearing approving plans, specs., form of contract and est. cost for Blake's Branch Ph. 8, Div. II Sewer Separation Project Ottumwa, IA. Burgmeier reported bids due Dec. 13, 2023; construction est. \$5,100,000. Source of funds: \$2,500,000 STAG Grant, \$2,600,000 Sewer fund balance, and \$250,000 being reimbursed by OWW for water main construction. No objections rec'd. Roe moved, seconded by Galloway to close public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Hull that Res. No. 181-2023, approving plans, specs., form of contract and est. cost for Blake's Branch Ph. 8, Div. II Sewer Separation Project Ottumwa, IA, be passed and adopted. Motion carried 4-1. Absent: Pope.

This was the time, place and date set for a public hearing approving plans, specs., form of contract and est. cost for Richmond Ave. Pump Station Improvements Project. Burgmeier reported bids due Nov. 29, 2023; construction est. \$90,000. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by McAntire that Res. No. 182-2023, approving plans, specs., form of contract and est. cost for Richmond Ave. Pump Station Improvements, be passed and adopted. Motion carried 4-1. Absent: Pope.

This was the time, place and date set for a public hearing on proposal to convey certain real property, 807 Lee St., Ottumwa, Wapello County, IA to Kurt Cochran. Comm. Dev. Dir. Simonson reported 9 bids rec'd. No objections rec'd. Roe moved, seconded by Galloway to close public hearing. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by McAntire that Res. No. 184-2023, approving and auth. conveyance of real property known as 807 Lee St., Ottumwa, IA, to Kurt Cochran for \$15,500, be passed and adopted. Motion carried 4-1. Absent: Pope.

This was the time, place and date set for a public hearing on proposal to convey certain real property, 215 N. Benton St., Ottumwa, Wapello County, IA to Araceli Andrade. Simonson reported four bids rec'd with a tie for winning bid. The two individuals who tied, resubmitted their best bid. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe that Res. No. 185-2023, approving and auth. conveyance of real property known as 215 N. Benton St., Ottumwa, Wapello County, IA to Araceli Andrade for \$5,500, be passed and adopted. Motion carried 4-1. Absent: Pope.

Galloway moved, seconded by McAntire to auth. pymt. \$24,756.12 to Wapello County Sheriff's Dept. for programming/maintenance fees of the in-house computer software for Police Dept.'s portion (1/3). Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway to auth. staff to work with Integrity Golf LLC to transfer the lease to own agt. for the panel needed to operate irrigation system at Cedar Creek Golf Course, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Roe that Res. No. 174-2023, auth. Mayor to sign and staff submit application

Agt. under IA Dept. of Transportation (IDOT) Gen. Aviation Vertical Infrastructure Program (GAVI) for FY24 and Auth. Mayor to sign contracts, be passed and adopted. Motion carried 4-1. Absent: Pope.

McAntire moved, seconded by Roe that Res. No. 177-2023, approving purchase of six Galvanized Light Poles by Electrical Dept. in the amt. \$26,298, be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by Galloway that Res. No. 178-2023, Approving Execution of Affidavit of Possession and Explanatory Title, be passed and adopted. Rath reported in preparation of leasing property for creation of indoor sports complex, the land in question had been mistakenly conveyed to an admin. agency that did not have ability to own land. This action corrects that error and identifies City as property owner. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway that Res. No. 179-2023, referring a Petition to City Planning and Zoning Commission for Renewal of Downtown Ottumwa Self-Supporting Municipal Improvement District (SSMID), be passed and adopted. Motion carried 4-1. Absent: Pope.

Hull moved, seconded by McAntire that Res. No. 180-2023, approving subordination Agt. between City of Ottumwa, South Ottumwa Savings Bank and RG Property, be passed and adopted. Motion carried 4-1. Absent: Pope.

Roe moved, seconded by Galloway that Res. No. 183-2023, approving State and Tribal Assistance Grant (STAG) Application for Ph. 8, Div. II and auth. Mayor to sign application, be passed and adopted. Burgmeier reported this federal grant was awarded June 30, 2022 in the amt. \$2,500,000. The final EPA clearance was rec'd Oct. 23, 2023. Funding for STAG grant requires a minimum 20% local match. Motion carried 4-1. Absent: Pope.

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

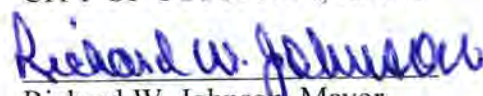
Galloway requests to bring Ord. 3204-2022, International Fire Code, back up for discussion.

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

Adjournment was at 7:31 P.M.


ATTEST:

Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

Published in the Ottumwa Courier on 11/18/2023.