



TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

SPECIAL MEETING NO. 11
Council Chambers, City Hall

March 22, 2022
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Pope, Roe, Galloway, McAntire, Hull and Mayor Johnson.

APPROVAL OF AGENDA

IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:

(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)

All items on this agenda are subject to discussion and/or action.

1. Resolution No. 85-2022, Designation of Year One Funding under the American Rescue Plan Act (ARPA).

RECOMMENDATION: Pass and adopt Resolution No. 85-2022.

2. Resolution No. 86-2022, setting April 5, 2022 as the date of a public hearing on the disposition of City Property located at 817 Chester Avenue.

RECOMMENDATION: Pass and adopt Resolution No. 86-2022.

3. Resolution No. 88-2022, approving and authorizing execution of Subordination Agreements related to mortgages held by the City of Ottumwa, Iowa on 303 E. Main Street and 305 E. Main Street.

RECOMMENDATION: Pass and adopt Resolution No. 88-2022.

4. Resolution No. 89-2022, authorizing execution of and directing service of notices under Iowa Code Section 447.9 related to Tax Sale Certificates held by the City of Ottumwa.

RECOMMENDATION: Pass and adopt Resolution No. 89-2022.

5. Engineering/Public Works Work Session.

RECOMMENDATION: Open Discussion.

PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

ADJOURNMENT

*** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. ***



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 3/18/2022 TIME: 8:30 AM NO. OF PAGES 3
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #11 to be held on
3/22/2022 at 5:30 P.M.

*** FAX MULTI TX REPORT ***

JOB NO. 0584
DEPT. ID 4717
PGS. 3

TX INCOMPLETE -----

TRANSACTION OK 96847834
916606271885

ERROR 96823269
96828482

Ottumwa Courier
KTVO
Ottumwa Waterworks
Tom FM



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*** TX REPORT ***

JOB NO. 0584
DEPT. ID 4717
ST. TIME 03/18 08:28
SHEETS 3
FILE NAME
TX INCOMPLETE -----
TRANSACTION OK 96847834
916606271885
ERROR 96823269
96828482

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MEMO: Tentative Agenda for the Special City Council Meeting #11 to be held on 3/22/2022 at 5:30 P.M.

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Mar 22, 2022

Philip Rath

Prepared By

Administration

Department

Department Head

Phil Rath by CR
City Administrator Approval

AGENDA TITLE: Resolution 85-2022 - Designation of the Year One Funding Under the American Rescue Plan Act (ARPA)

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution 85-2022

DISCUSSION: The City was granted approximately \$3.6M over a two year period. These funds need to be designated and expended by December 31, 2024. Under the Act there are certain restrictions and requirements related to the funding and eligible "projects." The public was invited to submit requests in addition to those coming from staff. City staff then reviewed and scored the projects to come up with a priority. A number of these projects have been included and are eligible for the recent bonding request. The remaining projects were re-evaluated and included in the attached resolution for designation by the City Council.

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed:

RESOLUTION NO. 85-2022

RESOLUTION APPROVING DESIGNATION OF FIRST YEAR DOLLARS UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

WHEREAS, the City will receive approximately \$3.6M in American Rescue Plan Act (ARPA) money over a two-year period, which is to be utilized to fight the pandemic, maintain vital public services, and / or build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity; and

WHEREAS, these funds can be utilized for specific purposes under specific requirements as outlined by the United States Department of the Treasury; and

WHEREAS, city staff identified a number of projects both internally and from the public for consideration, including projects eligible for financing and submitted under a recent request for issuance of municipal bonds; and

WHEREAS, the list of projects created from public and staff input has been compiled, reviewed, and prioritized for consideration of the City Council.

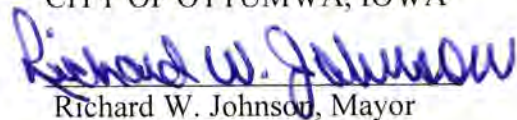
NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, that under the provisions of the American Rescue Plan Act and in accordance with the recommendation of staff the following projects be approved from the Year One distribution of funds to the City of Ottumwa:

Revenue Recovery related to COVID-19	\$562,117
Medium Density Infill Development-Prototyping	150,000
Construction of (Campground) Shower House	300,000 (est.)
City Hall – HVAC Update	<u>809,671</u> (partial completion)
Total	\$1,821,788

BE IT FURTHER RESOLVED, the Mayor and the City Clerk of the city of Ottumwa, Iowa, are hereby authorized and directed to sign any documents and take appropriate action related to this resolution on behalf of the City.

APPROVED, PASSED AND ADOPTED, this 22nd day of March, 2022.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, City Clerk



CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Mar 22, 2022

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head

Phil Rath by CR
City Administrator Approval

AGENDA TITLE: RESOLUTION 86-2022: RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON DISPOSITION OF CITY PROPERTY AT 817 CHESTER AVE

Public hearing required if this box is checked.

RECOMMENDATION: PASS AND ADOPT RESOLUTION 86-2022.

DISCUSSION: Rippling Waters has submitted an application to purchase the City-owned property at 817 Chester. The developer intends to use the lot to place a new Homes for Iowa house on the lot. The new home will be affordable to a moderate income family and will be available for owner-occupied use. Rippling Waters expects the new home to arrive in early July.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

This resolution sets a public hearing to consider the disposition of the lot on April 5. A public hearing was previously held on March 15 however the notice for the public hearing was published correctly.

RESOLUTION NO. 86-2022

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON DISPOSITION
OF CITY PROPERTY AT 817 CHESTER AVE

WHEREAS, the City owns real property situated in the City of Ottumwa, Wapello County, State of Iowa, legally described as Lot 11 in Block 3 of the Blake Park Addition to the City of Ottumwa, Wapello County, Iowa and known locally as 817 Chester Avenue; and

WHEREAS, Rippling Waters has submitted an application to purchase the above property for the purpose of constructing a new dwelling; and

WHEREAS, before such application may be considered, it is necessary that a public hearing be held thereon and that due notice be given.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OTTUMWA, IOWA:

Section 1. It is determined that it is in the best interests of the citizens of the City to hold a public hearing on the matter of the disposition of City property at 817 Chester Avenue, on April 5, 2022, at 5:30 P.M., in the Council Chambers, City Hall, 105 East Third Street, Ottumwa, Iowa.

Section 2. That the City Clerk be and is hereby directed to publish a notice of a public hearing on the application, at least once not less than seven days prior to the date of said public hearing. April 5, 2022 will be the next regularly scheduled City Council meeting after the publication of notice.

Section 3. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON DISPOSITION OF
CITY PROPERTY AT 817 CHESTER AVE

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing Tuesday, April 5, 2022 at 5:30 P.M. in City Hall in the City of Ottumwa, Iowa on its intent to dispose of real property legally described as Lot 11 in Block 3 of the Blake Park Addition to the City of Ottumwa, Wapello County, Iowa, also known as 817 Chester, to Rippling Waters. All persons interested in the intent to dispose of said property are invited to be present at the above time and place on the date mentioned to present their objections to, or arguments for the intent to dispose of said property.

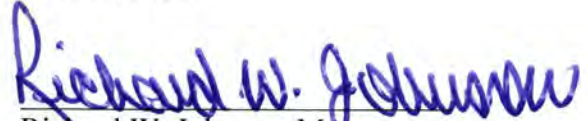
If you are unable to attend this meeting but have comments, written comments must be received no later than 4:30 p.m. April 5, 2022. Written comments may be addressed to: City of Ottumwa, 105 E. Third St., Ottumwa, IA 52501.

Dated this _____ day of _____, 2022.

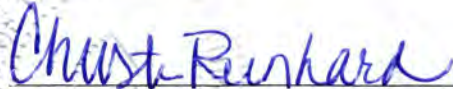
City Clerk, City of Ottumwa, Iowa

(End of Notice)

PASSED AND APPROVED this 22nd day of March, 2022.


Richard W. Johnson, Mayor

ATTEST:


City Clerk



CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Mar 22, 2022

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head

Phil Rath by CR
City Administrator Approval

AGENDA TITLE: RESOLUTION NO. 88-2022: RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF SUBORDINATION AGREEMENTS RELATED TO MORTGAGES HELD BY THE CITY OF OTTUMWA, IOWA ON 303 E. MAIN STREET AND 305 E. MAIN STREET

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 88-2022

DISCUSSION: Rippling Waters has received an offer to purchase their properties at 303 and 305 E Main. Because these properties participated in the 2018 CDBG Upper-Story Housing grant program, the apartment above each building has a 5 year rent restriction period secured by a forgivable mortgage from the City. We have previously taken the actions necessary to approve assigning these mortgages to the buyer, Lidtka Estates, LLC.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

However, the buyer's lender is requesting these mortgages be subordinated to the lender's mortgage. This resolution would adopt subordination agreements for these resolutions. However, a subordination agreement on its own would make it very difficult for the City to recover any funds if the buyer does not honor the rent restriction agreement. This presents a possible financial risk for the City because if the buyer does not honor the rent terms set by the program, the Iowa Economic Development Authority could demand that the City repay those funds without a strong option for the City to recover anything from the buyer.

We have assessed this risk as very low. If Lidtka does attempt to lower the rates, it would still give the City the ability to foreclose the property. While we may not recover much in the foreclosure as the subordinated mortgage holder, this would still be a strong deterrent against Lidtka violating the rent restrictions. To further mitigate the risk, the City's attorneys have prepared and Lidtka has agreed to sign a promissory note which would allow the City to recover other types of repayment if the rent restriction is violated.

With the promissory note and lower degree of risk, Staff recommends approving the subordination agreements. This sale will move these properties into the hands of a owner who will have a strong incentive to maintain the terms of the CDBG Upper Story program while also developing the first floor for commercial use.

Finally, the City Community Development Director serves on the Board of Rippling Waters to further its nonprofit mission of developing affordable housing. That position comes with no compensation and the sale provides no benefit to the Director which would present a conflict.

RESOLUTION NO. 88-2022

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF SUBORDINATION AGREEMENTS
RELATED TO MORTGAGES HELD BY THE CITY OF
OTTUMWA, IOWA ON 303 E. MAIN STREET AND 305 E.
MAIN STREET

WHEREAS, the City of Ottumwa, Iowa (the “City”) and Rippling Waters Property Development, LLC (the “Developer”) previously executed an Agreement for Restrictions and Covenants dated January 2, 2019 related to the development of 303 E. Main Street and a separate Agreement for Restrictions and Covenants dated January 2, 2019 related to the development of 305 E. Main Street (together, the “Agreements”), in connection with the City’s provision of incentives under the Upper Story Housing Pilot Program, pursuant to CDBG Agreement Number 18-OT-001 between the City and Iowa Economic Development Authority; and

WHEREAS, the Agreements required the Developer to provide one forgivable mortgage in favor of the City on 303 E. Main Street and one forgivable mortgage in favor of the City on 305 E. Main Street, each securing the amount of \$94,000 (together, the “City’s Mortgages”); and

WHEREAS, the Developer has proposed to sell 303 E. Main Street and 305 E. Main Street (the “Mortgaged Properties”) to Lidkta Estates, LLC (the “Buyer”), which sale has previously been recognized and agreed to by the City pursuant to an Ownership Participation Agreement – Amendment 1 dated December 14, 2021 by and between the City, Developer, and Buyer; and

WHEREAS, to obtain financing for Buyer’s purchase of the Mortgaged Properties, the Buyer has requested the City agree to subordinate the City’s Mortgages to two mortgage liens to be held by Iowa State Bank & Trust Co. of Fairfield (the “Bank”) to be placed on each of the properties included in the Mortgaged Properties; and

WHEREAS, two proposed Subordination Agreements, one with respect to each of the two properties included in the Mortgaged Properties, has been prepared for the purposes of subordinating the City’s Mortgages following the recording of the Bank’s mortgage liens; and

WHEREAS, to further the sale and continued operation of the Mortgaged Properties, the following action is now considered to be in the best interests of the City and residents thereof.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA IN THE STATE OF IOWA:

Section 1. That this Council does hereby authorize the subordination of the City’s Mortgages on the Mortgaged Properties to two mortgage liens to be held by the Bank on the Mortgaged Properties, if and from such time as the mortgage liens in favor of the Bank are executed and recorded in the records of the Wapello County, Iowa Recorder.

Section 2. That the form and content of the Subordination Agreements, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and further, that the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Subordination Agreements for and on behalf of the City in substantially the form and content now before this meeting, but with the execution and recording information regarding such mortgage liens to be held by the Bank included and with such other changes, modifications, additions or deletions therein as shall be approved by such officers.

PASSED AND APPROVED this 22nd day of March, 2022.

Richard W. Johnson
Mayor



ATTEST:

Christa Runhard
City Clerk

Prepared by & Return to: John R. Webber III of Harrison, Moreland, Webber & Woods, P.C., P.O. Box 250, Ottumwa, IA 52501 (641) 682-8326

SUBORDINATION AGREEMENT

COMES NOW the City of Ottumwa, Iowa, an Iowa municipal corporation, and in consideration of good and valuable consideration to them in hand paid, subordinates any and all judgment liens in their favor arising out of a mortgage executed by Rippling Waters Property Development, LLC to the City of Ottumwa, Iowa dated and filed January 2, 2019 which appears of record in Book 2019, Page 0013, of the records of the Wapello County, Iowa Recorder and waives the priority of this judgment lien insofar as the following described mortgage is concerned, but not otherwise:

That certain mortgage executed by Lidtka Estates, LLC, as Mortgagor, to Iowa State Bank & Trust Co. of Fairfield, as Mortgagee securing payment of a note in the amount of \$ _____ dated March _____, 2022 which was filed for record on the _____th day of March, 2022 which appears of record in Book 2022, Page _____, of the records of the Wapello County, Iowa Recorder.

The undersigned City of Ottumwa, Iowa, hereby consents that the lien of the mortgage above described is now second and inferior to the mortgage to Iowa State Bank & Trust Co. of Fairfield.

CITY OF OTTUMWA, IOWA

By: Richard W. Johnson

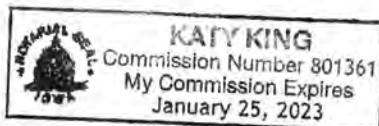
Richard W. Johnson.

Mayor ATTEST:

By: Chris Reinhard
Chris Reinhard, City Clerk

STATE OF IOWA, WAPELLO COUNTY, ss:

On this 2nd day of March, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard W. Johnson and Chris Reinhard, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 88-2022 adopted by the City Council, on the 22 day of March, 2022, and that Richard W. Johnson and Chris Reinhard acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Katy King
Notary Public in and for the State of Iowa

Prepared by & Return to: John R. Webber III of Harrison, Moreland, Webber & Woods, P.C., P.O. Box 250, Ottumwa, IA 52501

SUBORDINATION AGREEMENT

COMES NOW the City of Ottumwa, Iowa, an Iowa municipal corporation, and in consideration of good and valuable consideration to them in hand paid, subordinates any and all judgment liens in their favor arising out of a mortgage executed by Rippling Waters Property Development, LLC to the City of Ottumwa, Iowa dated and filed January 2, 2019 which appears of record in Book 2019, Page 0016, of the records of the Wapello County, Iowa Recorder and waives the priority of this judgment lien insofar as the following described mortgage is concerned, but not otherwise:

That certain mortgage executed by Lidtka Estates, LLC, as Mortgagor, to Iowa State Bank & Trust Co. of Fairfield, as Mortgagee securing payment of a note in the amount of \$ _____ dated March _____, 2022 which was filed for record on the _____th day of March, 2022 which appears of record in Book 2022, Page _____, of the records of the Wapello County, Iowa Recorder.

The undersigned City of Ottumwa, Iowa, hereby consents that the lien of the mortgage above described is now second and inferior to the mortgage to Iowa State Bank & Trust Co. of Fairfield.

CITY OF OTTUMWA, IOWA

By: Richard W. Johnson

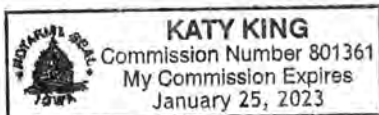
Richard W. Johnson.

Mayor ATTEST:

By: Chris Reinhard
Chris Reinhard, City Clerk

STATE OF IOWA, WAPELLO COUNTY, ss:

On this 2nd day of March, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard W. Johnson and Chris Reinhard, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 80 2022 adopted by the City Council, on the 22 day of March, 2022, and that Richard W. Johnson and Chris Reinhard acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Katy King
Notary Public in and for the State of Iowa

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : Mar 22, 2022

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head

Phil Rath by CK
City Administrator Approval

AGENDA TITLE: RESOLUTION NO. 89-2022: RESOLUTION AUTHORIZING EXECUTION OF AND DIRECTING SERVICE OF NOTICES UNDER IOWA CODE SECTION 447.9 RELATED TO TAX SALE CERTIFICATES HELD BY THE CITY OF OTTUMWA

Public hearing required if this box is checked.

RECOMMENDATION: PASS AND ADOPT RESOLUTION NO. 89-2022

DISCUSSION: At the June 2021 public bidder tax sale, the City acquired seven tax sale certificates. Those notices can begin to be served after March 21. The code requires the City appoint an officer to serve those notices and this resolution appoints the City's attorneys to begin the process of acquiring those properties. The properties are: 813 Lee, 817 Lee, 328 S Ward, 441 S Moore, 307 McPherson and two parcels on Caldwell.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

RESOLUTION NO. 89-2022

RESOLUTION AUTHORIZING EXECUTION OF AND DIRECTING SERVICE OF NOTICES UNDER IOWA CODE SECTION 447.9 RELATED TO TAX SALE CERTIFICATES HELD BY THE CITY OF OTTUMWA

WHEREAS, the City of Ottumwa, Iowa (the "City") previously acquired seven tax sale certificates (the "Tax Sale Certificates") on or around June 23, 2021 through a "public bidder" sale conducted by Wapello County Treasurer pursuant to Iowa Code Section 446.18; and

WHEREAS, Iowa Code Section 447.9 provides that notices regarding the expiration of the right of redemption related to the Tax Sale Certificates may be served beginning nine months after the date of tax sale; and

WHEREAS, Iowa Code Section 447.9 requires the City Council, by resolution, to designate a city officer to sign such notices.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA IN THE STATE OF IOWA:

Section 1. That this Council does hereby authorize the City Attorney to execute the required notices regarding the expiration of the right of redemption related to the Tax Sale Certificates, consistent with Iowa Code Section 447.9.

Section 2. That the City Attorney and City Clerk are hereby authorized and empowered to cause said notices to be served upon the persons identified in Iowa Code Section 447.9 and in the manner directed by Iowa Code Section 447.9, including service by regular mail and certified mail and, if required, service by publication consistent with Iowa Code Section 447.10.

Section 3. That, following the service of notices described in Section 2 hereof, the City Attorney is hereby authorized and directed to file affidavits regarding such service with respect to each Tax Sale Certificate with the Wapello County Treasurer consistent with Iowa Code Section 447.12.

PASSED AND APPROVED this 22nd day of March, 2022.

Richard W. Johnson
Mayor

ATTEST:

Christa Rankard
City Clerk

02022722-1\10981-1000

Ottumwa Sewer Separation Projects

PHASE 1 SEWER SEPARATION

This project covers the separation of sewers through the construction of a new storm sewer and various sanitary sewer improvements in the area generally bounded by Church Street, Finley Street, Madison Avenue and Ransom Street. This project was completed by Van Hauen & Associates for the sum of \$8,109,560.30.

PHASE 2, DIVISION 1 SEWER SEPARATION

This project covers the separation of sewers through the construction of a new storm sewer and various sanitary sewer improvements in the area generally bounded by Vine Street, Ward Street, Mary Street, and Madison Avenue. Portzen Construction, Inc. completed this project for the sum of \$4,217,844.50.

PHASE 2, DIVISION 2 SEWER SEPARATION

This project covers the separation of sewers through the construction of a new storm sewer and various sanitary sewer improvements in the area generally bounded by Vine Street, Ward Street, Mary Street, and Madison Avenue. DeLong Construction Inc. was completed this project for the sum of \$1,030,809.31.

PHASE 3, DIVISION 1 SEWER SEPARATION

Phase 3, Division 1 construction consisted of installing a 72" main line down Willard Street with branch lines on various side streets. There were a total of 195 intakes removed from the sanitary system and a total of 22,292 LF of storm system installed. We replaced 2,736 LF of sanitary system and installed 8 sanitary access structures. This work was completed by Portzen Construction at a cost of \$6,461,792.46

PHASE 3, DIVISION 2 SEWER SEPARATION

The concept for Phase 3, Division 2 was to intercept the main sanitary flow from west of Ferry Street, that currently flows into the Richmond box sewer. This project consisted of installing 1,955 LF of 30" sanitary sewer starting at the intersection of Milner Street and Finley Avenue. This project also included installing a 30" storm line to connect the new storm system installed on Ferry Street between Finley and Mary Street, removing an additional 22 intakes from the sanitary system. Included in this design were storm system stub-outs to allow for the Phase V project at the intersection of Chester and Ferry. This work was completed by Portzen Construction at a cost of \$1,242,433.52.

PHASE 4, WEST END SEWER SEPARATION

This project was let under 4 contracts. Contract 1 includes the large diameter storm sewer pipe which will serve as the main backbone of the west end storm sewer system. Major items include a 96" storm sewer pipe. Contract 2 includes the construction of a storm sewer pump station with a 220 CFS pumping capacity, a levee gate well for both the gravity and pressure system along with the installation of large diameter storm pipe. Contract 3 includes a Flood Wall around Ottumwa Water and Hydro and included removable panels to meet the IDNR 3 foot free board requirement. With these improvements, Ottumwa Water and Hydro could move forward to

permit and install new pump drives and UV system. Contract 4 includes smaller diameter storm sewer pipe that will feed the 96" storm installed in Contract 1.

This overall project separates 450 acres of a 650 acre drainage basin. Approximately 330 acres will flow gravity directly to the river. The remaining 120 acres will be pumped to the river. Sanitary sewer has been replaced as required.

The Phase 4, West End Flood and Sewer Separation Project was awarded several grant funding sources. The total Project Cost totaled \$20,540,254.95.

HMGP Funds	Amount Funded	Funding Sources:
Federal 75%	\$15,254,425	GO Bonds \$ 1,113,000
State 10%	\$ 2,033,923	LOST \$ 287,000
Local 15%	\$ 3,050,887	CDBG \$ 4,055,525
		FEMA \$15,254,425

PHASE 5, DIVISION 1 SEWER SEPARATION

The concept for Phase V Division I, Richmond Area is to remove the storm intakes off of the sanitary system by installing a storm system in the area bounded by Chester Avenue on the South, Ferry Street on the East, Richmond Avenue on the North and Kettle Creek on the West. 43 intakes were removed from the sanitary system and 6,184 Lf of storm pipe was installed. Construction was completed by H&W Contracting for a sum of \$1,470,856.39.

PHASE 5, DIVISION 2 SEWER SEPARATION

Phase 5, Division 2 included the installation of new sanitary and storm sewers as well as over 17,000 L.F. of sanitary sewer lining. All known sanitary sewer has been removed from the Richmond CSO box sewer. Langman Construction completed the project for \$4,176,968.96.

PHASE 5, DIVISION 3 SEWER SEPARATION

This project included lining of 28,256 LF of existing sanitary sewer line, rehabilitation of 69 MH and the installation of 9 new MHs.

PHASE 6, NORTHSIDE TRUNK CLEANING/ EVALUATION

The City of Ottumwa contracted Hydro Klean to clean 7404 LF of the Northside interceptor. The contractor removed 5,192.7 tons of material from the box sewer.

Continued maintenance efforts included an internal inspection of the north side box. Staff identified two more existing construction form pin holes that will be addressed when river levels allow and need to rehabilitate end of barrel section joint rehab. Additional project included the replacement of a sluice gate that experienced a mechanical failure causing damage to the thimble casting at the Northside CSO outfall. We will continue to perform surface patching joint repair as needed. Access points have been added to allow future mechanical cleaning. Two abandoned main water feed lines from old water treatment plant have been removed from crossing inside sewer box. One existing 24" main feed line bi-sects the existing combined sewer box

complicating cleaning and reducing flow. OWW has been requested to re-route the line around box as funds allow.

PHASE 7, LAGOON PUMP STATION

Phase 7 was divided into 3 separated construction contracts. Contract 1 was for the construction of the Lagoon Pump Station. Contract 2 was for boring a new culvert under Hwy 34. Contract 3 was for dredging a silted portion of the Lagoon for water conveyance.

Contract 1.) The Lagoon Pump Station project was awarded to Portzen Construction. This pump station includes automatic Flexrake fine screening, which works in both gravity and pump configurations to capture floatables before they can reach the Des Moines River. The station flows under gravity during low river levels and pumped at river levels over 628. The station is built to provide a max capacity of 200 CFS. In the operation design, the pool level of the Oxbow will automatically be maintained at 630 elevation. The pump station was completed at a cost of \$3,458,191.00

Contract 2.) The Boring contract was let and awarded to WRH, Inc. This project consisted of adding a 3rd 60" culvert under Hwy 34 to increase the flow capacity from the middle lagoon cell to the new pump station. The new installation consists of boring 400 L.F. of 60" gasketed RCP. This project was completed in May 2015 at a cost of \$965,000.

Contract 3.) The Lagoon Dredging Project was awarded to Langman Construction. The construction was completed removing 13,000 C.Y. of sediments, re-establishing a 20' wide channel and improving flow capacity from the upper lagoon cell to the middle cell. This work was completed in May 2015 at a cost of \$219,500.

PHASE 8, BLAKE'S BRANCH SEPARATION

The Phase VIII project has been divided into multiple divisions for funding and constructability purposes. Overall completion of Phase VIII is anticipated for December 2025. Construction for Phase 8 Division I is approximately 77% complete with a total contract of \$11,742,070.00. The design for Phase 8 Division 2-A is nearly complete and pending possible STAG grant funding.

Phase 8, east of Iowa Ave has been let with work beginning in the spring of 2022 with a completion of spring 2023. This project will remove the remaining storm intakes from the sanitary system. It will replace a failing combined system with a separated storm and sanitary system. To complete the separation, storm intakes will be removed from the sanitary system and day lighted to open channel ditches. While this work was not included in the original consent order area, it is needed to allow future CSO elimination.

Phase 8 Div. 2-B and Div. 3-A are currently under a design contract.

An approximate timeline is shown below. We are working on funding options and constructability timelines for the remaining phases.

Division I & IA Let	March	2020	Currently under construction	\$12,750,000
Division 1-A		2022	Under construction	

Division 1-B Letting	Feb	2022	Pending Letting	\$ 3,000,000
Division 2-A Designing	July	23/24	Construction 22/23	\$ 3,500,000
Division 2-B Design	July	22/23	Construction 23/24	\$ 6,900,000
Division 3-A Design	July	21/25	Construction 22/25	\$ 7,100,000

Without additional grant funding, affordability will become an issue upon completion of Phase VIII 3-A project. The total project estimated cost has risen again and is now approaching 50 million for the entire phase VIII basin area. A second concern is the approaching completion date for Phase VIII. With the expanding project cost and scope, the time line will need to be reviewed.

Additional construction projects related to Compliance but not individually listed in the administrative consent order.

Industrial Airport Rehabilitation Project (I & I Reduction & Sewer Replacement)

The Airport Industrial Park Rehabilitation Project consisted of lining 9,222 LF of existing sewer, lining 30 existing manholes and installing 11 new manholes. A second part of the Airport rehabilitation project included installing a new sanitary sewer line that parallels 8th Street between Terminal Ave and College Avenue. The existing line was abandoned after the new line had been installed.

John Deere Plant internal separation project

The John Deere internal separation project has been completed. This project removed 63.59 acres from the Finley Avenue box sewer and rerouted a calculated 334 (CFS) during a 10 year storm event.

The project entailed the installation of approximately 6,936 L.F of storm sewer, 22 Intakes and 3,539 L.F. of sanitary sewer. The Black Lagoon, previously controlled by the Ottumwa Water Works and used as an alternate water source, was taken over by the City of Ottumwa, allowing this body of water to be used as a stormwater detention basin for the John Deere Separation.

As part of the construction, the Finley Avenue Pump Station was retrofitted. 1,295 L.F. of 36" RCP was installed from the Black Lagoon to the Finley Pump Station. The pump station was divided into 2 chambers, designating one pump for storm sewer discharge into the Des Moines River. This allows the City to maintain the pool level of the Black Lagoon. Other modifications to the pump station included a new deck and control system. The project was estimated at \$6.9 million

Sanitary Sewer Lines diverted to Barton's Branch Sewer system

During the Pennsylvania Street Reconstruction Project certain sewer systems were upgraded or replaced. A new sewer section was installed to allow current sanitary separated systems that recombine at Jefferson, to now flow to Barton's Branch. Barton Branch flows directly to the treatment plant without passing any CSO structures. This removes 70 residential homes, five Commercial Units and the remaining Regional Health Care facility from the CSO system;

Rehabilitation Project I & I Reduction & Locust Street

Locust Street Sewer Project consisted of the installation of various sewers to replace sanitary sewer that had failed or been installed using CMP as sewer pipe. Storm intakes were removed from the sanitary and connected to existing storm system.

Back-up Generator Installation Program 2007-2016

We have a nine year installation program for back-up power generators at all of the sanitary pump stations. This 2013 construction season we have installed generators at three stations; Airport South, Fairport and Madison. Madison had to be removed due to the generator being installed on private land. We are looking at the feasibility of eliminating the Milner/Finley pump station, dependent of final flow numbers and flow line in the Finley Box sewer post separation.

Outfall #15 sampling requirements

We have completed a sampling station structure. The permanent composite sampling station has been operational since September 2014.

Sewer Separation Project Costs
(Sewer System Improvements)

Project	Project Costs	Spent to Date	Est. % Complete	Grant Funds	Source of Funds	Year Completed	Updated
Sewer Separation (General)							
South Plan of Action and Study	\$550,000.00	\$550,000.00	100%	\$0.00		2004	Complete
NS Sewer design study mapping cleaning televising	\$552,522.64	\$552,522.64	100%	\$0.00		2012	Complete
UAA study	\$42,339.63	\$42,339.63	100%	\$0.00		2011	Complete
North side interceptor automated gate controls purchase	\$66,130.00	\$66,130.00	100%	\$0.00		2009	Complete
North side interceptor automated gate controls installation	\$78,270.00	\$78,270.00	100%	\$0.00		2011	Complete
	\$1,289,262.27	\$1,289,262.27		\$0.00			
Phase 1 Sewer Separation							
Phase 1 design & construction admin	\$638,007.23	\$638,007.23	100%	\$0.00		2007	Complete
Phase 1 construction	\$8,109,560.30	\$8,109,560.30	100%	\$500,000.00	CDBG	2009	Complete
	\$8,747,567.53	\$8,747,567.53		\$500,000.00			
Phase 2 Sewer Separation							
Phase 2 design and construction admin	\$898,116.43	\$898,116.43	100%	\$0.00		2009	Complete
Phase 2 construction Division 1 (Portzen)	\$4,217,844.50	\$4,217,844.50	100%	\$0.00		2010	Complete
Division 2 (DeLong)	\$1,030,809.31	\$1,030,809.31	100%	\$0.00		2010	Complete
	\$6,146,770.24	\$6,146,770.24		\$0.00			
Phase 3 Sewer Separation							
Phase 3, Div 1 design and construction administration	\$1,079,412.52	\$1,079,412.52	100%	\$0.00		2011	Complete
Phase 3, Div 1 construction (Portzen)	\$6,461,792.46	\$6,461,792.46	100%	\$2,251,000.00	ARRA/CDBG	2012	Complete
Phase 3, Div 2 design and construction administration	\$89,943.97	\$89,943.97	100%	\$0.00		2011	Complete
Phase 3, Div 2 construction (Portzen)	\$1,242,433.52	\$1,242,433.52	100%	\$800,000.00	I-Jobs II	2012	Complete
	\$8,873,582.47	\$8,873,582.47		\$3,051,000.00			
Phase 4 Sewer Separation							
West End storm separation Prelim engineering evaluation	\$156,350.20	\$156,350.20	100%	\$0.00		2012	Complete
Phase 4, Construction (FEMA, CDBG)				\$20,339,235.00	FEMA/CDBG	2014	Complete
Phase 4, Property & Easements	\$96,608.64	\$96,608.64	100%	\$0.00		2015	Complete

EQ Project							
EQ Project Equipment & Installation	\$8,014.56	\$8,014.56	100%				Complete
	\$8,014.56	\$8,014.56					

UV Disinfection System- Design							
Project Design	\$212,200.00						
Construction	\$813,000.00						
	\$1,025,200.00	\$0.00					

Pump Stations Back Up Generators							
Equipment & Installation	\$449,650.00	\$449,650.00	100%				Complete
	\$449,650.00	\$449,650.00					

\$5,691,832.14	\$4,667,032.14	\$50,000.00
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TOTAL PROJECT COSTS **\$103,538,721.81**

COSTS TO DATE **\$96,278,525.28**

GRANTS RECEIVED **\$ 34,523,702.16**

GRANT FUNDS RECEIVED

BY THE ENGINEERING DEPARTMENT

(As of 3/15/22)

Type of Grant/Funds	Project/Grant #	Project Name	Date of Award	Grant Amount	Project Total	% Funded
STREETS						
STP	STP-U-5825(627)--70-90	Elm Street Improvements (Morrell to Pennsylvania)				
STP	STP-U-5825(628)--70-90	Pennsylvania Ave. Improvements- Phase 1 (less water improvements)	5/2/2006	\$165,931.29	\$207,414.12	80%
STP	STP-U-5825(626)--70-90	Albia Road (Wapello St. To Quincy)	6/6/2006	\$1,045,384.38	\$1,322,140.98	79%
RISE Grant	RM-5825(630)--9D-90	Airport - Al-jon & 1st Avenue Improvements	12/5/2006	\$448,208.22	\$560,260.27	80%
RISE Grant	RM-5825(631)--9D-90	K Avenue Reconstruction	11/21/2006	\$148,000.00	\$274,453.70	54%
RISE Grant	RM-5825(632)--9D-90	Airport - 10th Street Reconstruction	4/17/2007	\$149,623.00	\$274,652.12	54%
RISE Grant	RM-5825(637)--9D-90	Airport - 6th Street Reconstruction	5/8/2007	\$135,000.00	\$192,032.46	70%
Economic Stimulus Funds	ESL-5825(637)--7S-90	Lake Road HMA Reclamation (Mary to City Limits)	3/17/2009	\$346,945.36	\$504,603.94	69%
Economic Stimulus Funds	ESL-5825(638)--7S-90	Madison Avenue HMA Resurfacing (Vine to Mary)	3/17/2009	\$632,498.00	\$638,820.22	99%
I-Jobs	301-745	Ferry Street Reconstruction (Finley to Mary)	3/17/2009	\$361,255.93	\$361,255.93	100%
CDBG	12-WS-008	Maple Street Reconstruction (less water improvements)	2009	\$242,000.00	\$1,083,156.75	22%
RISE Grant	RMX-5825(642)--9E-90	Iowa Avenue Reconstruction (Hwy 34 to Main)	3/22/2012	\$324,000.00	\$606,390.04	53%
STP	STP-U-5825(643)--70-90	East Main Street Reconstruction (Jefferson to Main)	6/11/2013	\$1,172,195.00	\$2,660,530.75	44%
IEDA (through Legacy)		Canteen Alley	6/8/2016	\$1,120,000.00	\$2,783,767.50	40%
TSIP	CS-TSF-5825(645)--85-90	Roundabouts (Richmond & Ferry / Wapello & Albia)	8/1/2017	\$543,000.00	\$611,850.50	89%
CDBG, IDALS, ORLF	CDBG 18-CF-002	Downtown Streetscape Project (Court to Jefferson)	5/30/2017	\$500,000.00	\$1,047,726.84	48%
STBG/SWAP, ESRP	Agr #5-19-STBG-SWAP-031	Milner Street Reconstruction (Burrhus to Mary) (less water improvements)	7/11/2018	\$2,801,000.00	\$5,432,151.17	52%
TSIP		Rounabouts (Albia Road & Quincy Ave)	12/20/2019	\$2,036,885.00	\$2,513,548.82	81%
				\$500,000.00		
STREET TOTAL=				\$12,671,926.18	\$21,074,756.11	
SEWER SEPARATION						
CDBG Funds	05-WS-088	Sewer Separation Phase I				
LOST Revenue Fund		Sewer Separation Phase II	2006	\$500,000.00	\$8,086,165.31	6%
ARRA Funds (SRF Forgivable)	CS 1924 12 01	Sewer Separation Phase III, Division 1		\$5,528,863.00	\$5,528,863.00	100%
CDBG Funds	09-CDR-004	Sewer Separation Phase III, Division 1	2009	\$2,000,000.00	\$6,461,792.46	35%
I-Jobs II Funds		Sewer Separation Phase III, Division 2	2009	\$251,000.00	"	
CDBG Funds	11-WS-048	Sewer Separation Phase V, Div 1	2010	\$800,000.00	\$1,242,433.52	64%
ARRA Funds (SRF Forgivable)	CS1920565 01	Sewer Separation Phase V, Div 2	3/14/2011	\$525,000.00	\$1,470,856.39	36%
FEMA Funds (2010 Haz Mit)	HMGP-DR-1763-0174-01	Sewer Separation Phase IV	2011	\$1,080,000.00	\$4,176,968.96	26%
CDBG Funds (2010 Haz Mit)	08-DRMI-004	Sewer Separation Phase IV	2012	\$15,175,582.00	\$20,234,110.67	95%
CDBG Funds	15-WS-001	Phase 5, Division 3	2012	\$4,055,525.00	"	
			2016	\$800,000.00	\$1,559,825.99	51%
SEWER SEPARATION TOTAL=				\$30,715,970.00	\$48,761,016.30	
SEWER MAINTENANCE / IMPROVEMENTS						
STAG Grant		Phase 1 - 3 Sewer Separation Projects (Project totals already accounted for above)	2003	\$433,000.00		
			2004	\$2,410,700.00		
			2005	\$433,700.00		
			2005	\$1,443,400.00		
			2006	\$764,600.00		
			2007	Not funded		
			2008	\$382,000.00		
			2009	\$388,000.00		
			2010	\$291,000.00		
SEWER MAINT / IMPR TOTAL=				\$6,546,400.00		
WPCF						
Alliant Energy Rebate		WPCF Air System & Aerobic Digester Improvements Energy efficient design award		\$50,380.50	\$1,143,510.00	4%
WPCF TOTAL=				\$50,380.50	\$1,143,510.00	
PUMP STATION						
Homeland Security	Disaster Grant	Walnut Street Pump Station	5/28/2009	\$20,072.30	\$22,425.26	90%

4) Water Line (Ottumwa Water & Hydro)
5) Administration

"	\$567,154.33	\$567,154.33	100%
"	\$32,000.00	\$40,541.16	79%

AIRPORT TOTAL =

\$1,416,154.33	\$2,003,559.99
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TOTAL GRANTS RECEIVED

\$60,762,145.95

TOTAL PROJECT COSTS

\$83,365,205.97

PERCENT GRANT FUNDED

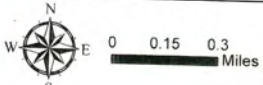
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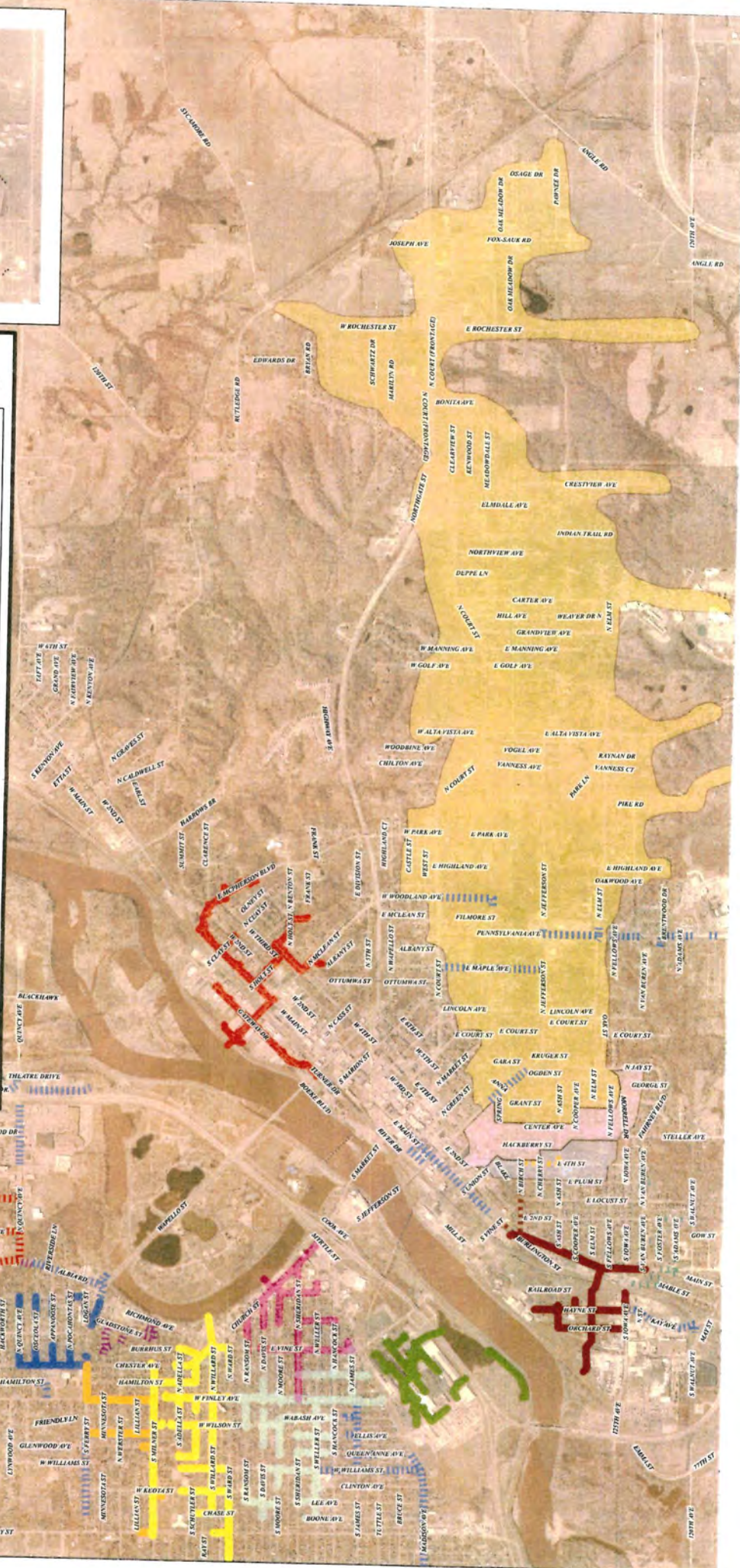
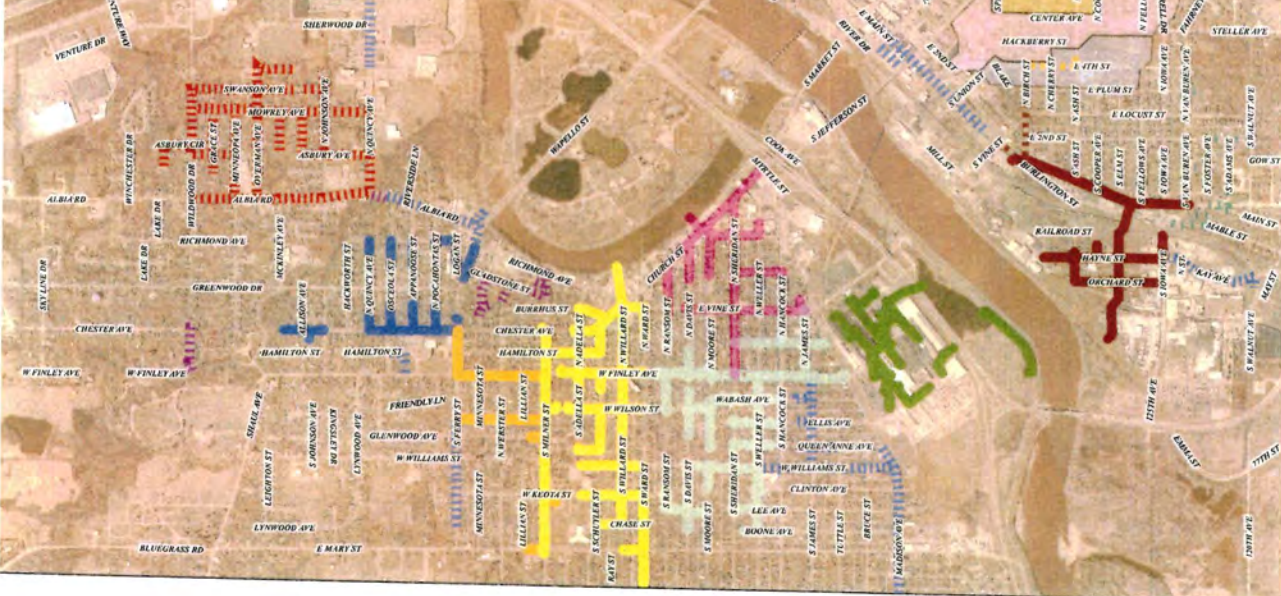
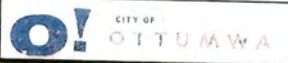
Phased Sewer Separation Projects

LEGEND

- Phase 1
- Phase 2
- Phase 3, Div 1
- Phase 3, Div 2
- Phase 4
- Phase 5, Div 1
- ▨ Phase 5, Div 2- Lining
- ▨ Phase 5 Div 2
- Phase 8- Div 1
- ▨ Phase 8- Div 1- Future
- ▨ Phase 8- East of Iowa- Future
- ▨ Phase 8- Div 2- Future
- John Deere Separation
- ▨ Local Sewer Projects
- ▨ Phase 8 Separation
- ▨ Phase 8, Division 2A
- ▨ Phase 8, Division 2B



Coordinate System: NAD 1983,
 State Plane Iowa South FIPS
 1402 Feet
 Proj: Lambert Conformal Conic
 Datum: North American 1983
 Date: 3/21/2022



CITY OF OTTUMWA

Presentation on:

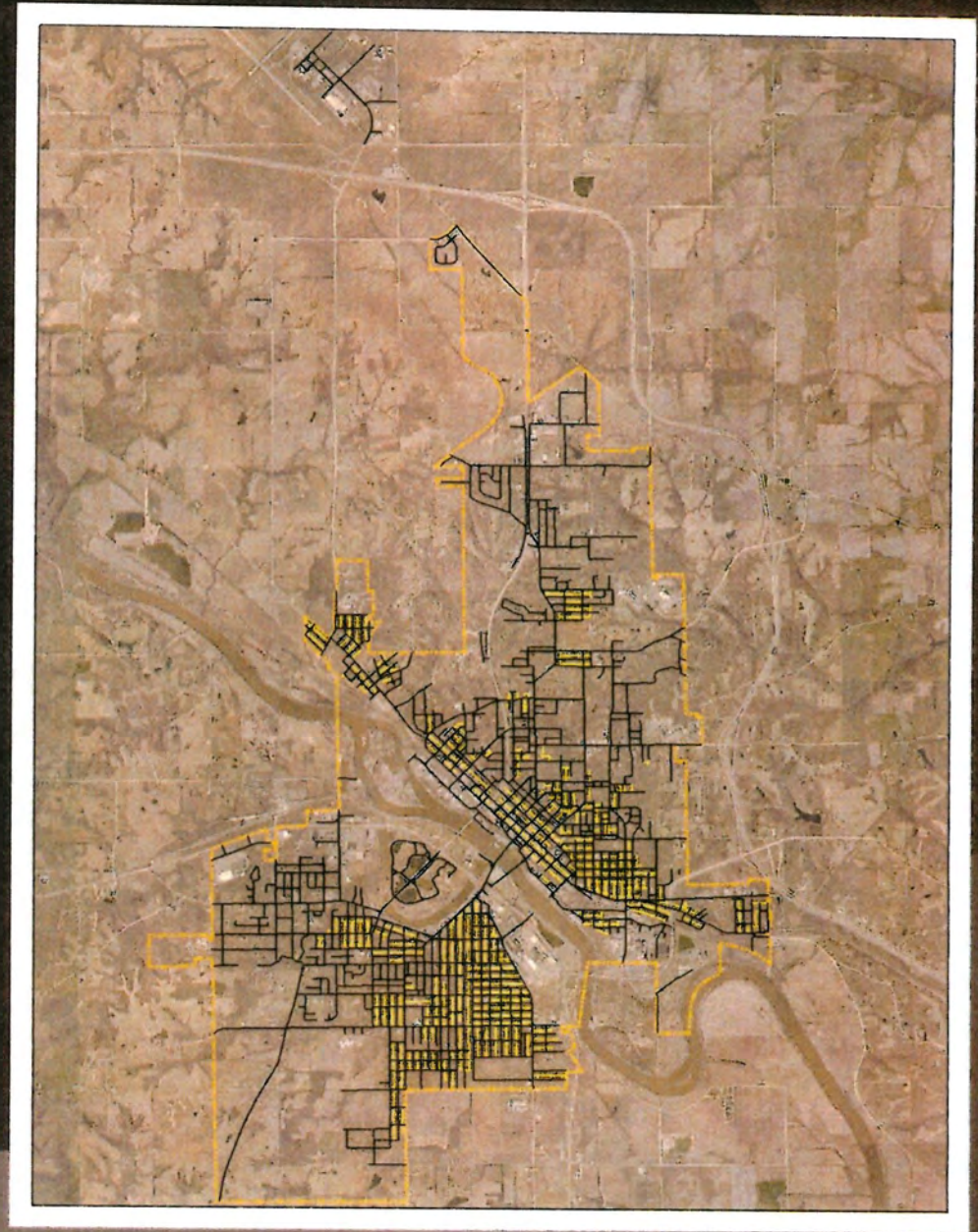
Street Reconstruction

Street Selection Process



Background Information

- The City of Ottumwa maintains:
 - 320+ lane miles of hard surfaced streets
 - 53+ miles of improved/unimproved alleys



Background Information

BUDGETING

The City runs on an annual budget of \$54 million

Heavy burden upon the City to support the EPA mandated Sewer Separation work

- Set Compliance Schedule (completion date of 2036)
- The total estimated cost of this effort is \$160,000,000
- To date, the City has spent approximately \$91,000,000.

Street Reconstruction/Resurfacing Budgets

- Road Use (\$600,000) 301
- LOST (\$1.15 million) ESRP 110
- Streets as part of the sewer separations (CIP, RU, LOST, TIFF and Sewer Fund)
- CIP (\$4 million- changes annually depending on Bonding cycle and project selection)

Street Reconstruction/Resurfacing

On an annual basis, the City of Ottumwa manages various Street Reconstruction and Resurfacing Projects. Project types include:

- 1.) Full Width, Full Depth PCC Reconstruction Projects
- 2.) Hot Mix Asphalt Overlay projects



1.) Full Width, Full Depth PCC Reconstruction Projects

Full Width, Full Depth PCC Reconstruction typically includes:

- Full utility replacement including
 - a.) Sanitary Sewer
 - b.) Storm Sewer
 - c.) Water Main
 - d.) private utilities as necessary (electrical, gas, cable, etc.)

- Designed to meet current Street Design Standards
- Includes complete subbase preparation
- 30 year design life

** This type of project is often funded in part through Grant funding.

1.) Full Width, Full Depth PCC Reconstruction Projects



1.) Full Width, Full Depth PCC Reconstruction Projects



Before

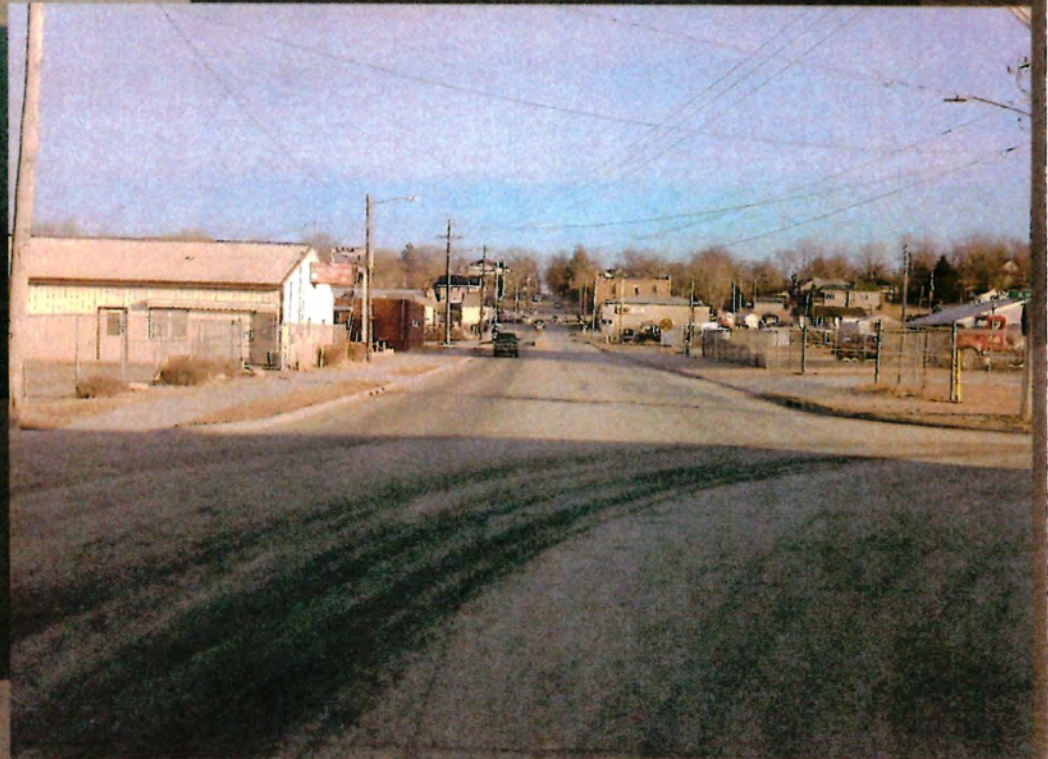


After

1.) Full Width, Full Depth PCC Reconstruction Projects



After



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Before

2.) Hot Mix Asphalt Overlay Projects

Hot Mix Asphalt Overlay projects typically include:

- Milling existing street surface
- Laying base layer
- Laying surface layer

- No underground work
- Minimal/No sub-base preparation

- 15 year design life

2.) Hot Mix Asphalt Overlay Projects



2.) Hot Mix Asphalt Overlay Projects



After

Before

Past Street Work

1995 to 2021

CONTRACTED PROJECTS

- 123.5 lane miles of street have been reconstructed or resurfaced through contracted projects at a cost of over \$58 million.

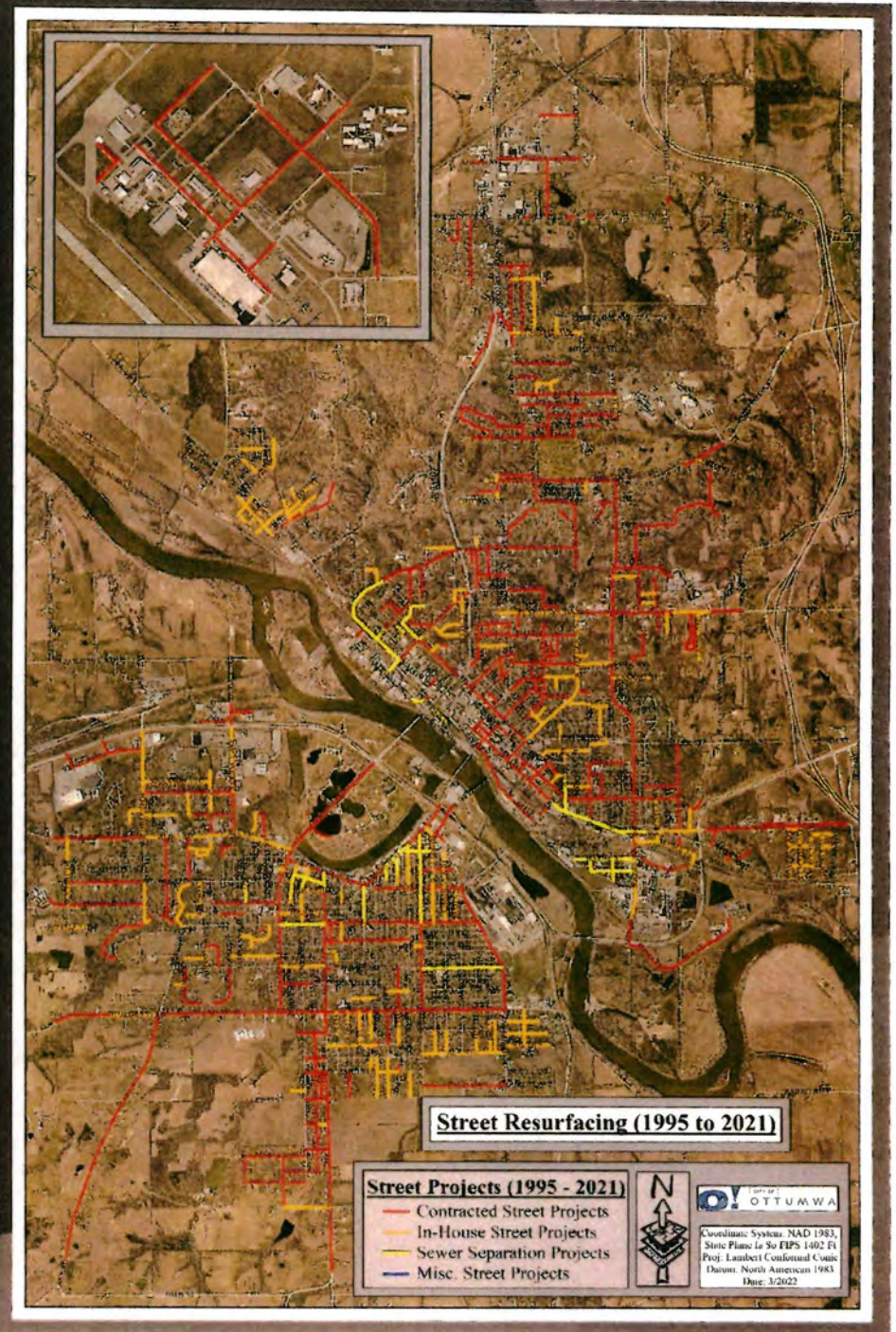
IN HOUSE PROJECTS

- 52.4 lane miles of streets have been reconstructed or resurfaced through In-House projects at a cost of over \$6 Million.

TOTALS (1995 to 2021)

= 175.9 lane miles

= \$64 million



Criteria for Street Resurfacing

FUNDING

- Does a street qualify for any additional grant funding sources?
- Does OWW want to replace their water main? Do they have funds available?

LONG RANGE PLANS

- Is this street located in an area scheduled for future sewer separation project?
- Any other upcoming projects/developments in the foreseeable future?

TRAFFIC COUNTS

- How many vehicles use this street daily?
- What kind of traffic is it? Local? Out of Town? Light weight? Heavy weight?

ANNUAL MAINTENANCE

- How much money and staff time is required to keep the street in functional state of operation?

EXISTING UTILITIES

- In what condition are the sewers? Water mains?
- What kind of a water main break history exists here?

SAFETY

- How many reported vehicular accidents
- Pedestrian Safety

Questions?

