



[CITY OF]

OTTUMWA

TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

REGULAR MEETING NO. 18
Bridge View Center, 102 Church St.

May 7, 2024
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

- A. ROLL CALL: Council Member McAntire, Caviness, Bossou, Galloway, Hoffman and Mayor Johnson.
- B. CONSENT AGENDA:
1. Minutes from Regular Meeting No. 15 on April 16, 2024, Special Meeting No. 16 on April 23, 2024 and Special Meeting No. 17 on April 29, 2024 as presented.
 2. Acknowledge and approve May 7, 2024 Claims List as submitted by the Finance Department.
 3. Recommend appointment of Kate Bagby to the Historic Preservation Commission, term to expire 1/1/2026, due to a vacancy.
 4. Historic Preservation Month Proclamation.
 5. Canvasser and Solicitors Application for American Legion Auxiliary to collect donations for poppy week for veterans on 5/20-5/27/2024 at various businesses within the City.
 6. Canvasser and Solicitors Application for Dempsey's Roofing & Solar to distribute door hangers throughout all residential areas in Ottumwa from April to July 28, 2024.
 7. Purchase of a Land Pride Mower from Greiner Implement in the amount of \$20,627 for the Ottumwa Regional Airport.
 8. Purchase of a Farmall 55C 4X4 Tractor from Greiner Implement in the amount of \$39,433 for the Ottumwa Regional Airport.
 9. Purchase of a Single Camera Video Detection System from Traffic and Transportation Products, Limited (TATPL) in the amount of \$24,500.
 10. Resolution No. 111-2024 – Approving and authorizing Settlement and Release Agreement between the City of Ottumwa and Wash King, Inc.
 11. Beer and/or liquor applications for: Walgreens, 327 W. Fourth St.; Owl's Nest, LLC, 116 S. Court St; Parkview Plaza (Hotel Ottumwa), 107 E. Second St. and special Class C five day temporary outdoor service area for Pride Event on June 1, 2024 at Central Park; special Class C five day temporary outdoor service area on the following dates for South Ottumwa Savings Bank Live After Five in Central Park during the month of July (7/5/2024, 7/12/2024, 7/19/2024, 7/26/2024); Ottumwa Elks Lodge 347, temporary outdoor service area 6/18-6/23/2024 at the Jimmy Jones Shelter; all applications pending final inspections.

C APPROVAL OF AGENDA

D. ADMINISTRATORS REPORT TO COUNCIL AND CITIZENS:

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

E. 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.)

F. PUBLIC HEARING:

1. This is the time, place and date set for a public hearing on the Amendment to Fiscal Year 2024 Budget.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 106-2024, approve Amendment No. 1 to Fiscal Year 2024 City Budget.

RECOMMENDATION: Pass and adopt Resolution No. 106-2024.

2. This is the time, place and date set for a public hearing on the matter of the adoption of Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 112-2024, adopting the proposed Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area.

RECOMMENDATION: Pass and adopt Resolution No. 112-2024.

3. This is the time, place and date set for a public hearing on the Proposal to convey certain real property locally known as 119 West Fifth Street, Ottumwa, Iowa, to John and Noma Woudenberg.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 113-2024, approving and authorizing the conveyance of certain real property locally known as 119 West Fifth Street, Ottumwa, Iowa to John and Noma Woudenberg for \$15,000.

RECOMMENDATION: Pass and adopt Resolution No. 113-2024.

4. This is the time, place and date set for a public hearing on the proposed Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 114-2024, 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 the Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan.

RECOMMENDATION: Pass and adopt Resolution No. 114-2024.

G. ORDINANCES:

1. Ordinance No. 3221-2024, an Ordinance to re-establish and continue the Downtown Ottumwa Self-Supported Municipal Improvement District pursuant to the Provisions of Chapter 386, Code

of Iowa, and Providing for the continuation of certain funds and the levy of annual taxes in connection therewith.

RECOMMENDATION: Pass the Third Consideration and Adopt Ordinance No. 3221-2024.

H. DEPARTMENTAL, BOARD, OR COMMISSION RECOMMENDATIONS/REPORTS:

1. Review of Proposed Capital Projects funded through General Obligation Capital Bonds.

RECOMMENDATION: Review projects and estimates.

2. Clean-up Unauthorized Campsites on Turkey Island.

RECOMMENDATION: Authorize the Building and Code Enforcement Department to use the contracted clean-up crew from J&J Mowing to complete a nuisance abatement clean-up at Turkey Island.

3. Request for Proposals – janitorial services at the Law Center.

RECOMMENDATION: Authorize the City to solicit RFP's for janitorial services at the Law Center.

I. RESOLUTIONS:

1. Resolution No. 103-2024, approving and authorizing the Mayor to sign an MOU regarding Accrual Reset Dates leave between the City of Ottumwa and Teamsters Local No. 238 for the Police Department.

RECOMMENDATION: Pass and adopt Resolution No. 103-2024.

2. Resolution No. 104-2024, approving Change Order No. 1 and accepting the work as final and complete and approving the final pay request for the 2021 Catch Basin Replacement Program.

RECOMMENDATION: Pass and adopt Resolution No. 104-2024.

3. Resolution No. 105-2024, approving Change Order No. 1 and accepting the work as final and complete and approving the final pay request for the 2022 Catch Basin Replacement Program.

RECOMMENDATION: Pass and adopt Resolution No. 105-2024.

4. Resolution No. 107-2024, Fixing May 21, 2024 at 5:30 P.M. as the date for a Public Hearing on the Matter of the Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed \$350,000 General Obligation Urban Renewal Capital Loan Notes (ECP/UR) to evidence the obligations of the City thereunder.

RECOMMENDATION: Pass and adopt Resolution No. 107-2024.

5. Resolution No. 108-2024, authorizing the purchase of Plan-It Capital Improvement Plan Financial Software in the amount of \$10,000.

RECOMMENDATION: Pass and adopt Resolution No. 108-2024.

6. Resolution No. 109-2024, authorizing all third quarter (as of March 31, 2024) transfers for Fiscal Year 2024 as presented by the Finance Department.

RECOMMENDATION: Pass and adopt Resolution No. 109-2024.

7. Resolution No. 110-2024, authorizing Inter-Fund Loan from General Fund to the Golf Course Fund in the amount of \$74,245.50 for Golf Course Termination Payment.

RECOMMENDATION: Pass and adopt Resolution No. 110-2024.

8. Resolution No. 115-2024, resolution of support for Workforce Housing Development Project by Bloomfield Acres, LLC.

RECOMMENDATION: Pass and adopt Resolution No. 115-2024.

9. Resolution No. 116-2024, fixing May 21, 2024, at 5:30 P.M. as the date for a public hearing on the proposal to convey interests in real property to Bloomfield Acres, LLC.

RECOMMENDATION: Pass and adopt Resolution No. 116-2024.

J. 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.

K. MAYOR/CITY COUNCIL REPORT AND/OR COMMUNICATIONS

ADJOURN

***** 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]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 5/3/24 TIME: 10:00 AM NO. OF PAGES 5
(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 Regular City Council Meeting #18 to be held on 5/7/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

 FAX MULTI TX REPORT

JOB NO. 4801
 DEPT. ID 4717
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TRANSACTION OK	916416823269	Ottumwa Waterworks
ERROR	916416847834	Ottumwa Courier
	916606271885	KTVO
	916416828482	Tom FM



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MEMO: Tentative Agenda for the Regular City Council Meeting #18 to be held on 5/7/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

REGULAR MEETING NO. 15
Bridge View Center, 102 Church St.

April 16, 2024
5:30 O'Clock P.M.

The meeting was called to order at 5:30 P.M.

Present were Council Member Bossou, Galloway, Hoffman, McAntire, Caviness and Mayor Johnson.

Galloway moved, seconded by Hoffman to approve consent agenda items: Mins. from Special Mtg. No. 13 on April 2, 2024 and Regular Mtg. No. 14 on April 2, 2024 as presented; Ack. and approve April 16, 2024 Claims List submitted by Finance; Civil Service Elig. Lists for April 10, 2024: Utility Worker Entrance and Equip. Operator Entrance; Arbor Day Proclamation; May Proclamation as Mental Health Month. All ayes.

Galloway moved, seconded by Hoffman to approve agenda with removal of Item I-8, Res. No. 100-2024. All ayes.

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 on Cert. of Taxes & FY 24/25 Annual City Budget. Fin. Dir. O'Donnell presented. First budget since passage of HF718; combined several levies into one Consolidated General Fund Levy which places greater burden on General Fund to meet needs; General Fund is projected to have \$250,000 shortfall; will need to cut/reduce some expenses. No objections rec'd. McAntire moved, seconded by Hoffman to close public hearing. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 80-2024, cert. taxes & FY24/25 Annual City Budget for the City of Ottumwa, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property located at 413 N. Birch to David Osorio. Comm. Dev. Dir. Simonson reported; seven bids rec'd. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. All ayes.

Caviness moved, seconded by McAntire that Res. No. 95-2024, accepting bid and approving disposal of 413 N. Birch, Ottumwa, IA to David Osorio for \$18,000, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on disposition of City owned property located at 1140 N. Elm St. to David Osorio. Simonson reported ten bids rec'd. No objections rec'd. McAntire moved, seconded by Bossou to close public hearing. All ayes.

Caviness moved, seconded by McAntire that Res. No. 96-2024, accepting bid and approving disposal of 1140 N. Elm St. to David Osorio for \$18,000, be passed and adopted. All ayes.

Caviness moved, seconded by Galloway to pass second consid. of Ord. No. 3221-2024, to re-establish & cont. Downtown Ottumwa SSMID pursuant to Provisions of Ch. 386, Code of IA, and Providing for cont. of certain funds and levy of annual taxes in connection therewith. All ayes.

Bossou moved, seconded by Hoffman that Res. No. 81-2024, requesting Special Election on Imposition of a New Local Option Sales and Services Tax (LOSST) in the Amt. of One Percent and Specifying the Purposes to which the revenues shall be applied. O'Donnell recommended a special election for Sept. 3, 2024 for citizens to vote on LOSST (1%) sales tax and distribution; requesting 80% for street and/or

sewer improvements and 20% for property tax relief. Caviness recommends making it 90% for street and/or sewer improvements and 10% for property tax relief. Much discussion was had.

McAntire moved, seconded by Hoffman to table Res. No. 81-2024, to discuss in a work session; need to agree on distribution percentages. Motion Carried 3-2. Ayes: Hoffman, McAntire, Caviness. Nays: Bossou, Galloway.

Caviness moved, seconded by McAntire that Res. No. 83-2024, setting May 7, 2024 as date for public hearing on Amendment to FY24 Budget, be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 92-2024, auth. Mayor to sign Contract with Kirkham Michael & Assoc., Inc., for survey and design work on Apron and Taxiway Rehab, Project (AIP) Project No. 3-19-0073-026-2024, at Ottumwa Reg. Airport, be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 93-2024, confirming \$74,245.50 as termination pymt. to Greg Wilson, d/b/a Integrity Golf Group, LLC, for Operation of Cedar Creek Golf Course and auth. City staff to release pymt., be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 94-2024, approving contract with Civic Systems, LLC for purchase of new financial software, be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 98-2024, determining necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan, be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 99-2024, approving Change Order No. 1 and accepting work as final and complete and approving Final Pay Request for Asbestos Abatement – City Hall Bldg. Project, be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 101-2024, Fixing May 7, 2024 as Date for a Public Hearing on Proposal to convey certain property, 119 W. Fifth St., Ottumwa, IA, to John and Noma Woudenberg, be passed and adopted. All ayes.

Council recessed at 7:15 P.M.

Regular Meeting No. 15
Bridge View Center, 102 Church St.

April 16, 2024
6:00 O'Clock P.M.

Council reconvened at 7:28 P.M. for closed session proceedings.

Present were Council Member Bossou, Galloway, Hoffman, McAntire, Caviness and Mayor Johnson.

Galloway moved, seconded by Hoffman to enter closed session in accordance with IA Code Section 20.17 (3), (“Negotiating sessions, strategy meetings of public employers, mediation, and the deliberative process of arbitrators shall be exempt from the provisions of Chapter 21...”). All ayes.

The meeting entered closed session at 7:29 P.M.

Galloway moved, seconded by Hoffman to return to open session at 8:25 P.M. All ayes.

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

Adjournment was at 8:26 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, CMC, City Clerk

OTTUMWA CITY COUNCIL MINUTES

SPECIAL MEETING NO. 16
Room 8B – Depot Conference Room

April 23, 2024
5:30 O’Clock P.M.

The meeting was called to order at 5:30 P.M.

Present were Council Member Galloway, Hoffman, McAntire, Caviness, Bossou and Mayor Johnson.

Galloway moved, seconded by Hoffman to approve agenda as presented. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 102-2024, declaring official intent under Treasury Reg. 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects, be passed and adopted. Finance Dir. O’Donnell reported, to initiate the process of installation of the new financial software, we must make a down pymt. equal to one half of the upfront costs (\$55,138). The software is to be funded by the sale of bonds in July; the down pymt. will be made from the General Fund and reimbursed once bond funds are rec’d. Since this will occur more than sixty days from the expense, we are required to pass a resolution specifying and auth. reimbursement. All ayes.

Continued discussion Local Option Sales & Services Tax (LOSST) Ballot Language. O’Donnell provided scenarios showing allocation percentages (80/20; 75/25; 70/30) of the 1% LOSST revenue. He explained, 70/30 split offers the greatest relief; a larger portion of LOSST going to property tax relief now will allow us to deliberate about delivery of services and avoid an increase to franchise fees in the short term to maintain current level of services.

McAntire moved, seconded by Galloway to remove Res. No. 81-2024 from the table. All ayes.

Galloway moved, seconded by McAntire that Res. No. 81-2024, requesting Special Election on Imposition of a New Local Option Sales and Services Tax (LOSST) in the Amount of One Percent and Specifying the Purposes to which the revenues shall be applied, be passed and adopted.

Galloway moved, seconded by Caviness to amend Res. No. 81-2024 as follows: Section 2. The special election will be held September 10, 2024; and Exhibit A. Proposed Uses of the Tax: 30% for property tax relief. 70% for street improvements and/or sewer improvements. Motion carried 4-1. Vote Ayes: Galloway, Hoffman, McAntire, Bossou. Nays: Caviness.

Motion (on Res. No. 81-2024 as amended) carried 4-1. Vote Ayes: Galloway, Hoffman, McAntire, Bossou. Nays: Caviness.

There being no further business, Galloway moved, seconded by Hoffman to adjourn. All ayes.

Adjournment was at 6:33 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, CMC, City Clerk

Published in Ottumwa Courier on 5/02/2024.

OTTUMWA CITY COUNCIL MINUTES

SPECIAL MEETING NO. 17
Room 8B – Depot Conference Room

April 29, 2024
12:00 O’Clock P.M.

The meeting was called to order at 12:10 P.M.

Present were Council Member Hoffman, McAntire, Caviness, Galloway and Mayor Johnson.
Council Member Bossou was absent (work).

Hoffman moved, seconded by McAntire to approve Agenda as presented. Motion carried 4-1. Absent: Bossou.

Galloway moved, seconded by Hoffman to receive FY23 Audit Report presented by BerganKDV, Ltd., and auth. Finance Dir. to submit to State of Iowa. Motion carried 4-1. Absent: Bossou.

Dustin Opatz, CPA/Audit Mgr. with BerganKDV, Ltd. presented FY23 Audit Report Findings. Detailed findings are all listed within the council packet. Waiting on letter from Ottumwa Housing Auth. before Audit can be submitted to the state.

There being no further business, Hoffman moved, seconded by Galloway to adjourn. Motion carried 4-1. Absent: Bossou.

Adjournment was at 12:48 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, CMC, City Clerk

Published in Ottumwa Courier on 5/02/2024.

BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
01001	001111106532	SUSTENANCE SUPPLIES	VR 24050801-001	04/25/2024	-	CLOTHING ALLOWANCE	175.66
CHECK TOTAL FOR CHECK NUMBER 220672 DATED 05/08/2024 WRITTEN TO 00626 SCOTT ADAMS for the amount of							175.66
01151	15144326499	CONTRACTUAL SERVICES	VR 24050801-002	04/03/2024	-	CITY HALL ASBESTOS	21250.00
CHECK TOTAL FOR CHECK NUMBER 220673 DATED 05/08/2024 WRITTEN TO 00664 ADVANCED ENVIRONMENTAL for the amount of							21250.00
01310	31011216710	AUTOMOTIVE EQUIPMENT	VR 24050802-016	04/15/2024	-	PROJECT QUO-12364	6789.32
CHECK TOTAL FOR CHECK NUMBER 220674 DATED 05/08/2024 WRITTEN TO 00671 ADVANCED ELECTRONIC DESIGfor the amount of							6789.32
01001	00166106411	LEGAL FEES	VR 24050807-001	04/19/2024	-	CLIENT 10981	451.00
CHECK TOTAL FOR CHECK NUMBER 220675 DATED 05/08/2024 WRITTEN TO 00800 AHLERS & COONEY P.C. for the amount of							451.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-002	04/22/2024	-	40	118.27
CHECK TOTAL FOR CHECK NUMBER 220676 DATED 05/08/2024 WRITTEN TO 01304 ALL ROADS TRUCK & TRAILERfor the amount of							118.27
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050801-003	04/09/2024	-	604779	960.10
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050803-002	04/10/2024	-	604779	330.58
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050803-039	04/12/2024	-	604779	84.28
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050803-001	04/15/2024	-	604779	143.94
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050803-003	04/15/2024	-	604779	81.11
CHECK TOTAL FOR CHECK NUMBER 220677 DATED 05/08/2024 WRITTEN TO 02080 ALTORFER INC. for the amount of							1600.01
01001	00144306503	MERCHANDISE - RESALE	VR 24050801-004	04/11/2024	-	11969180	255.56
CHECK TOTAL FOR CHECK NUMBER 220678 DATED 05/08/2024 WRITTEN TO 02592 AMERICAN BOTTLING COMPANYfor the amount of							255.56
01001	00144306506	OFFICE SUPPLIES	VR 24050806-016	04/02/2024	-	010443	51.48
01610	61088156506	OFFICE SUPPLIES	VR 24050806-017	04/04/2024	-	010443	76.86
01001	00144306506	OFFICE SUPPLIES	VR 24050806-018	04/03/2024	-	010443	36.03
01001	00111106506	OFFICE SUPPLIES	VR 24050806-019	04/09/2024	-	010443	30.00
01001	00133406506	OFFICE SUPPLIES	VR 24050806-020	04/15/2024	-	010443	69.66
01610	61088156506	OFFICE SUPPLIES	VR 24050806-021	04/16/2024	-	010443	54.00
01137	13711556506	OFFICE SUPPLIES	VR 24050806-022	04/16/2024	-	010443	91.71
01001	00166206506	OFFICE SUPPLIES	VR 24050806-023	04/17/2024	-	010443	109.12
01001	00144306506	OFFICE SUPPLIES	VR 24050806-024	04/26/2024	-	010443	16.50
CHECK TOTAL FOR CHECK NUMBER 220679 DATED 05/08/2024 WRITTEN TO 06478 BAILEY OFFICE EQUIPMENT for the amount of							535.36
01131	13122806240	TRAVEL & CONFERENCE	VR 24050807-003	04/16/2024	-	MEAL REIMBURSEMENT	18.71
CHECK TOTAL FOR CHECK NUMBER 220680 DATED 05/08/2024 WRITTEN TO 06950 BALL, DUKE for the amount of							18.71
01309	30977996499	CONTRACTUAL SERVICES	VR 24050803-004	04/25/2024	-	SOCCER COMPLEX	76650.00

REPORT DATE 05/03/2024
 SYSTEM DATE 05/03/2024
 FILES ID 0

CITY OF OTTUMWA
 CHECK REGISTER
 COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 2
 TIME 08:28:38
 USER MITCHELLK

BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
CHECK TOTAL FOR CHECK NUMBER 220681 DATED 05/08/2024 WRITTEN TO 08977 BI-STATE CONTRACTING INC for the amount of							76650.00
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050801-005	04/10/2024	-	133040	50.00
CHECK TOTAL FOR CHECK NUMBER 220682 DATED 05/08/2024 WRITTEN TO 09352 BLACKSTONE PUBLISHING for the amount of							50.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050801-007	04/04/2024	-	#30	1022.82
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050801-006	04/11/2024	-	#110	30.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-004	04/17/2024	-	#40	57.50
CHECK TOTAL FOR CHECK NUMBER 220683 DATED 05/08/2024 WRITTEN TO 09360 BLACK'S TIRE COMPANY LLC for the amount of							1110.32
01110	11022986532	SUSTENANCE SUPPLIES	VR 24050801-008	03/20/2024	-	118-001-7	27.57
01110	11022106531	STREET MAINT SUPPLIES	VR 24050801-009	03/26/2024	-	118-001-7	11.96
01110	11022986532	SUSTENANCE SUPPLIES	VR 24050801-010	03/27/2024	-	118-001-7	129.99
01610	61088156507	OPERATING SUPPLIES	VR 24050801-011	04/01/2024	-	118-001-7	13.99
01610	61088156507	OPERATING SUPPLIES	VR 24050801-012	04/11/2024	-	118-001-7	79.95
CHECK TOTAL FOR CHECK NUMBER 220684 DATED 05/08/2024 WRITTEN TO 09692 BOMGAARS SUPPLY for the amount of							263.46
01001	00111506533	EMS SUPPLIES	VR 24050805-002	04/23/2024	-	170773	71.99
01001	00111506533	EMS SUPPLIES	VR 24050805-001	04/23/2024	-	170773	182.99
CHECK TOTAL FOR CHECK NUMBER 220685 DATED 05/08/2024 WRITTEN TO 10079 BOUND TREE MEDICAL LLC for the amount of							254.98
01673	67388436499	CONTRACTUAL SERVICES	VR 24050805-046	03/31/2024	-	0016053	585.00
01001	00111106372	SANITATION	VR 24050801-013	03/31/2024	-	0016054	90.00
01001	00111506372	SANITATION	VR 24050801-014	03/31/2024	-	0016054	90.00
01001	00144306372	SANITATION	VR 24050801-015	03/31/2024	-	0016054	90.00
01001	00166506372	SANITATION	VR 24050801-016	03/31/2024	-	0016054	90.00
01110	11022976372	SANITATION	VR 24050801-017	03/31/2024	-	0016054	90.00
01131	13122806372	SANITATION	VR 24050801-018	03/31/2024	-	0016054	90.00
01133	13344106372	SANITATION	VR 24050801-019	03/31/2024	-	0016054	90.00
01610	61088156372	SANITATION	VR 24050801-020	03/31/2024	-	0016054	90.00
01001	00144456372	SANITATION	VR 24050801-021	03/31/2024	-	0016054	100.00
01001	00144306372	SANITATION	VR 24050801-022	03/31/2024	-	0016054	963.00
01673	67388436372	SANITATION	VR 24050801-027	03/31/2024	-	0082600	50.00
01673	67388436372	SANITATION	VR 24050801-026	03/22/2024	-	0082600	125.00
01673	67388436498	MISC CONTRACT WORK	VR 24050801-023	03/12/2024	-	0082600	140.00
01673	67388436372	SANITATION	VR 24050801-024	03/14/2024	-	0082600	125.00
01673	67388436498	MISC CONTRACT WORK	VR 24050801-025	03/22/2024	-	0082600	140.00
CHECK TOTAL FOR CHECK NUMBER 220686 DATED 05/08/2024 WRITTEN TO 11496 BRIDGE CITY SANITATION LL for the amount of							2948.00
01110	11022756480	TREE TRIMMING	VR 24050801-030	04/08/2024	-	ALLEY MILNER LILLIAN	500.00
01110	11022756480	TREE TRIMMING	VR 24050801-032	04/12/2024	-	208 N MOORE	1000.00
01110	11022756480	TREE TRIMMING	VR 24050801-031	04/12/2024	-	1204 N WAPELLO	1900.00
01001	00144456320	GROUNDS MAINT & REPAIR	VR 24050801-029	04/18/2024	-	THE BEACH	50.00
01001	00144306480	TREE TRIMMING	VR 24050801-028	04/20/2024	-	OTTUMWA PARK	600.00
01110	11022756480	TREE TRIMMING	VR 24050803-040	04/22/2024	-	E 5TH ST	150.00

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CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
01110	11022756480	TREE TRIMMING	VR 24050803-043	04/23/2024	-	223 VAN BURAN	500.00
01110	11022756480	TREE TRIMMING	VR 24050803-041	04/24/2024	-	EARL ALLEY	250.00
01001	00144306480	TREE TRIMMING	VR 24050803-044	04/24/2024	-	MEMORIAL PARK	150.00
01110	11022756480	TREE TRIMMING	VR 24050803-042	04/27/2024	-	DEWEY ST	100.00
CHECK TOTAL FOR CHECK NUMBER 220687 DATED 05/08/2024 WRITTEN TO 12500 BUB'S TREE CARE for the amount of							5200.00
01135	13544506507	OPERATING SUPPLIES	VR 24050802-017	03/22/2024	-	MILEAGE	16.75
CHECK TOTAL FOR CHECK NUMBER 220688 DATED 05/08/2024 WRITTEN TO 13642 SAMANTHA CAIN for the amount of							16.75
01670	67088406531	STREET MAINT SUPPLIES	VR 24050801-034	03/28/2024	-	2010399	6116.66
01110	11022106531	STREET MAINT SUPPLIES	VR 24050801-033	04/18/2024	-	4003590	2422.13
01110	11022106531	STREET MAINT SUPPLIES	VR 24050805-003	04/24/2024	-	2010981	2044.90
01670	67088406531	STREET MAINT SUPPLIES	VR 24050805-038	04/25/2024	-	2011008	2949.46
01110	11022106531	STREET MAINT SUPPLIES	VR 24050807-046	04/29/2024	-	2011101	2551.04
01670	67088406531	STREET MAINT SUPPLIES	VR 24050805-037	04/29/2024	-	2011111	5334.50
CHECK TOTAL FOR CHECK NUMBER 220689 DATED 05/08/2024 WRITTEN TO 14239 CANTERA AGGREGATES LLC for the amount of							21418.69
01670	67088406506	OFFICE SUPPLIES	VR 24050806-036	04/15/2024	-	632829	77.45
01001	00122606506	OFFICE SUPPLIES	VR 24050806-039	04/17/2024	-	632829	9.20
01001	00144456507	OPERATING SUPPLIES	VR 24050806-030	03/25/2024	-	632829	8.36
01001	00111506331	VHCL MTCE SUPPLIES	VR 24050806-031	03/26/2024	-	632829	80.98
01110	11022976507	OPERATING SUPPLIES	VR 24050806-035	04/10/2024	-	632829	204.08
01001	00144456506	OFFICE SUPPLIES	VR 24050806-032	03/28/2024	-	632829	102.00
01133	13344106507	OPERATING SUPPLIES	VR 24050805-004	04/24/2024	-	1655163649	70.98
01173	17344136540	PROGRAM SUPPLIES	VR 24050805-005	04/24/2024	-	1655163649	74.03
01173	17344136501	LIBRARY MATERIALS	VR 24050805-006	04/24/2024	-	1655163649	4.85
01001	00144456507	OPERATING SUPPLIES	VR 24050806-038	04/16/2024	-	632829	15.84
01001	00144306507	OPERATING SUPPLIES	VR 24050806-037	04/15/2024	-	632829	66.04
01610	61088156512	LAB SUPPLIES	VR 24050806-033	04/09/2024	-	632829	26.16
01610	61088156507	OPERATING SUPPLIES	VR 24050806-034	04/09/2024	-	632829	75.66
01670	67088406506	OFFICE SUPPLIES	VR 24050806-040	04/18/2024	-	632829	12.88
01670	67088406532	SUSTENANCE SUPPLIES	VR 24050806-041	04/18/2024	-	632829	83.94
01673	67388436507	OPERATING SUPPLIES	VR 24050806-029	03/21/2024	-	632829	113.03
CHECK TOTAL FOR CHECK NUMBER 220690 DATED 05/08/2024 WRITTEN TO 14317 CAPITAL ONE for the amount of							1025.48
01110	11022106504	TOOLS & SMALL EQUIP	VR 24050806-008	04/03/2024	-	OTTCIT	43.64
01610	61088176531	STREET MAINT SUPPLIES	VR 24050806-009	04/03/2024	-	OTTCIT	186.29
01110	11022106504	TOOLS & SMALL EQUIP	VR 24050806-010	04/11/2024	-	OTTCIT	274.40
01110	11022106532	SUSTENANCE SUPPLIES	VR 24050806-011	04/18/2024	-	OTTCIT	50.00
01110	11022106504	TOOLS & SMALL EQUIP	VR 24050806-012	04/18/2024	-	OTTCIT	151.00
01110	11022106532	SUSTENANCE SUPPLIES	VR 24050806-013	04/18/2024	-	OTTCIT	96.00
01001	00144306507	OPERATING SUPPLIES	VR 24050806-014	04/25/2024	-	OTTCIT	45.92
01151	15144326507	OPERATING SUPPLIES	VR 24050806-015	04/25/2024	-	OTTCIT	192.27
CHECK TOTAL FOR CHECK NUMBER 220691 DATED 05/08/2024 WRITTEN TO 15600 CARROLL DISTRIBUTING for the amount of							1039.52
01110	11022986599	OTHER SUPPLIES	VR 24050805-007	04/24/2024	-	31008	75.68

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 SYSTEM DATE 05/03/2024
 FILES ID 0

CITY OF OTTUMWA
 CHECK REGISTER
 COMPLETE REGISTER OF ALL SORTED CHECKS

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CHECK TOTAL FOR CHECK NUMBER 220692 DATED 05/08/2024 WRITTEN TO 16300 CENTRAL IOWA FASTENERS for the amount of							75.68
01690	69088506373	TELEPHONE/IT	VR 24050803-045	04/22/2024	-	333691552	27.12
01610	61088156373	TELEPHONE/IT	VR 24050805-008	04/22/2024	-	ACCOUNT 333514465	65.00
01610	61088156373	TELEPHONE/IT	VR 24050805-009	04/22/2024	-	ACCOUNT 333598985	72.00
01610	61088156373	TELEPHONE/IT	VR 24050803-046	04/22/2024	-	3336833618	144.18
CHECK TOTAL FOR CHECK NUMBER 220693 DATED 05/08/2024 WRITTEN TO 16402 CENTURYLINK for the amount of							308.30
01110	11022106417	STREET MAINT	VR 24050801-035	02/15/2024	-	23-4076	9006.43
CHECK TOTAL FOR CHECK NUMBER 220694 DATED 05/08/2024 WRITTEN TO 17500 CHRISTNER CONTRACTING INC for the amount of							9006.43
01610	61088176497	REIMBURSEMENT	VR 24050801-036	02/15/2024	-	JOB 23-4028	52000.00
CHECK TOTAL FOR CHECK NUMBER 220695 DATED 05/08/2024 WRITTEN TO 17502 CHRISTNER PROPERTIES LLC for the amount of							52000.00
01503	5031141	CASH INVESTED PASSBK SVNGVR	24050803-047	04/29/2024	-	PERPETUAL CARE	220.00
CHECK TOTAL FOR CHECK NUMBER 220696 DATED 05/08/2024 WRITTEN TO 17825 CITY OF OTTUMWA, CEMETERY for the amount of							220.00
01001	00166256727	OTHER CAPITAL EQUIP	VR 24050805-010	04/22/2024	-	315186	55138.00
CHECK TOTAL FOR CHECK NUMBER 220697 DATED 05/08/2024 WRITTEN TO 17947 CIVIC SYSTEMS, LLC for the amount of							55138.00
01133	13344106507	OPERATING SUPPLIES	VR 24050801-038	04/16/2024	-	REPLACE BELT	59.95
CHECK TOTAL FOR CHECK NUMBER 220698 DATED 05/08/2024 WRITTEN TO 18373 THE CLEAN SWEEP for the amount of							59.95
01001	00144306496	REFUNDS	VR 24050801-039	04/15/2024	-	CHANGED RESERVATION	65.00
CHECK TOTAL FOR CHECK NUMBER 220699 DATED 05/08/2024 WRITTEN TO 21675 CYNTHIA BROWN CRAFT for the amount of							65.00
01610	61088266780	UTILITY SYSTEMS	VR 24050805-039	04/29/2024	-	CATCH BASIN REPLACEMENT	49590.00
CHECK TOTAL FOR CHECK NUMBER 220700 DATED 05/08/2024 WRITTEN TO 22457 DC CONCRETE & CONST. LLC for the amount of							49590.00
01151	15133426499	CONTRACTUAL SERVICES	VR 24050801-040	03/22/2024	-	ADANDON WATER SERVICE	1200.00
CHECK TOTAL FOR CHECK NUMBER 220701 DATED 05/08/2024 WRITTEN TO 22479 D P PLUMBING PLUS for the amount of							1200.00
01670	67088406418	IDNR SOLID WASTE FEES	VR 24050801-041	03/31/2024	-	JAN 1-MARCH 31, 2024	29637.30
CHECK TOTAL FOR CHECK NUMBER 220702 DATED 05/08/2024 WRITTEN TO 24320 DNR for the amount of							29637.30
01135	13544506531	STREET MAINT SUPPLIES	VR 24050803-048	04/13/2024	-	7410	186.25
CHECK TOTAL FOR CHECK NUMBER 220703 DATED 05/08/2024 WRITTEN TO 25361 DOUDS STONE LLC for the amount of							186.25
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050807-042	02/28/2024	-	144689	85.93

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CHECK TOTAL FOR CHECK NUMBER 220704 DATED 05/08/2024 WRITTEN TO 25593 DXP ENTERPRISES, INC. for the amount of							85.93
01610	61088156430	SLUDGE HAULING	VR 24050801-042	04/23/2024	-	SLUDGE HAULING	5775.00
CHECK TOTAL FOR CHECK NUMBER 220705 DATED 05/08/2024 WRITTEN TO 26640 ECOSYSTEMS INC for the amount of							5775.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24050805-011	04/22/2024	-	210048	86.90
01001	00144396507	OPERATING SUPPLIES	VR 24050807-005	05/01/2024	-	210048	32.72
01001	00166506310	BUILDING MAINTENANCE	REPAVR 24050805-047	04/30/2024	-	210048	731.81
CHECK TOTAL FOR CHECK NUMBER 220706 DATED 05/08/2024 WRITTEN TO 27010 CONSOLIDATED ELECTRICAL for the amount of							851.43
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050802-010	03/22/2024	-	30397	759.66
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050802-014	03/27/2024	-	30395	1092.00
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050802-015	02/01/2024	-	30397	1537.13
01131	13122806333	VHCL-FUEL	VR 24050802-011	04/16/2024	-	30396	517.31
01131	13122806335	IOWA FUEL TAX	VR 24050802-012	04/16/2024	-	30396	67.80
01750	75044406333	VHCL-FUEL	VR 24050801-043	04/10/2024	-	CEDAR CREEK 35654	1044.12
01750	75044406335	IOWA FUEL TAX	VR 24050801-044	04/10/2024	-	CEDAR CREEK 35654	95.82
01670	67088406333	VHCL-FUEL	VR 24050802-005	03/14/2024	-	30397	2718.39
01670	67088406333	VHCL-FUEL	VR 24050802-006	03/20/2024	-	30397	1219.37
01673	67388436333	VHCL-FUEL	VR 24050802-013	02/01/2024	-	61094	604.09
01670	67088406333	VHCL-FUEL	VR 24050802-003	02/26/2024	-	30397	1966.80
01670	67088406333	VHCL-FUEL	VR 24050802-004	03/04/2024	-	30397	1380.65
01670	67088406333	VHCL-FUEL	VR 24050802-001	02/06/2024	-	30397	2119.38
01670	67088406333	VHCL-FUEL	VR 24050802-002	02/13/2024	-	30397	2094.56
01670	67088406335	IOWA FUEL TAX	VR 24050802-007	03/29/2024	-	30397	19.56
01670	67088406333	VHCL-FUEL	VR 24050802-008	03/29/2024	-	30397	164.24
01670	67088406333	VHCL-FUEL	VR 24050802-009	03/29/2024	-	30397	2127.69
CHECK TOTAL FOR CHECK NUMBER 220707 DATED 05/08/2024 WRITTEN TO 27272 ELLIOTT BULK SERVICES LLC for the amount of							19528.57
01110	11022986333	VHCL-FUEL	VR 24050805-012	04/25/2024	-	5018	15707.40
01110	11022986335	IOWA FUEL TAX	VR 24050805-013	04/25/2024	-	5018	1020.00
CHECK TOTAL FOR CHECK NUMBER 220708 DATED 05/08/2024 WRITTEN TO 27280 ELLIOTT OIL COMPANY for the amount of							16727.40
01133	13344106499	CONTRACTUAL SERVICES	VR 24050801-045	04/01/2024	-	ANNUAL MAINTENANCE	774.03
CHECK TOTAL FOR CHECK NUMBER 220709 DATED 05/08/2024 WRITTEN TO 27795 ENVISIONWARE, INC. for the amount of							774.03
01131	13122806415	RENTS & LEASES	VR 24050805-043	04/30/2024	-	32 HOURS APRIL 2024	1600.00
CHECK TOTAL FOR CHECK NUMBER 220710 DATED 05/08/2024 WRITTEN TO 27823 ERHARDT, CLAYTON for the amount of							1600.00
01610	61088156532	SUSTENANCE SUPPLIES	VR 24050801-046	04/15/2024	-	BOOT ALLOWANCE	117.69
CHECK TOTAL FOR CHECK NUMBER 220711 DATED 05/08/2024 WRITTEN TO 28805 TROY FADIGA for the amount of							117.69
01610	61088156507	OPERATING SUPPLIES	VR 24050801-047	04/08/2024	-	IAOTT0059	34.79

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01135	13544506532	SUSTENANCE SUPPLIES	VR 24050803-049	04/09/2024	-	IAOTT0059	182.07
01001	00144306504	TOOLS & SMALL EQUIP	VR 24050802-018	04/16/2024	-	IAOTT0059	9.63
01001	00144306504	TOOLS & SMALL EQUIP	VR 24050801-048	04/18/2024	-	IAOTT0059	80.87
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-006	04/25/2024	-	IAOTT0059	13.76
CHECK TOTAL FOR CHECK NUMBER 220712 DATED 05/08/2024 WRITTEN TO 29300 FASTENAL COMPANY for the amount of							321.12
01001	00111506350	EQUIP REPAIR	VR 24050805-014	12/29/2023	-	00-1308900	28.41
CHECK TOTAL FOR CHECK NUMBER 220713 DATED 05/08/2024 WRITTEN TO 29580 ED M FELD EQUIPMENT CO for the amount of							28.41
01820	8202148	AVESIS PAYABLE	VR 24050805-040	03/18/2024	-	60790-1315	2558.71
CHECK TOTAL FOR CHECK NUMBER 220714 DATED 05/08/2024 WRITTEN TO 29829 FIDELITY SECURITY LIFE for the amount of							2558.71
01673	67388436429	HAZARDOUS WASTE DISPOSAL	VR 24050803-005	04/22/2024	-	2802	98.00
CHECK TOTAL FOR CHECK NUMBER 220715 DATED 05/08/2024 WRITTEN TO 31459 GRP & ASSOCIATES for the amount of							98.00
01133	13344106210	DUES & MEMBERSHIPS	VR 24050801-049	02/01/2024	-	INVESTOR DUES, MARKETIN	285.00
CHECK TOTAL FOR CHECK NUMBER 220716 DATED 05/08/2024 WRITTEN TO 33648 GREATER OTTUMWA PARTNERS for the amount of							285.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050804-002	04/10/2024	-	X10835	126.55
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050804-003	04/11/2024	-	X10835	194.38
01610	61088156331	VHCL MTCE SUPPLIES	VR 24050804-004	04/04/2024	-	X10835	314.93
CHECK TOTAL FOR CHECK NUMBER 220717 DATED 05/08/2024 WRITTEN TO 33653 GREGG YOUNG AUTOMOTIVE for the amount of							635.86
01610	61088156599	OTHER SUPPLIES	VR 24050803-050	04/24/2024	-	18573	20888.00
CHECK TOTAL FOR CHECK NUMBER 220718 DATED 05/08/2024 WRITTEN TO 34052 BERT GURNEY & ASSOCIATES,for the amount of							20888.00
01610	61088156799	CAPITAL IMPROVEMENTS	VR 24050801-050	04/05/2024	-	WPCF AERATION	2325.47
CHECK TOTAL FOR CHECK NUMBER 220719 DATED 05/08/2024 WRITTEN TO 34332 HDR ENGINEERING, INC. for the amount of							2325.47
01129	12966606230	TRAINING	VR 24050802-019	03/31/2024	-	001986 00019	800.00
CHECK TOTAL FOR CHECK NUMBER 220720 DATED 05/08/2024 WRITTEN TO 35430 HARRISON MORELAND WEBBER for the amount of							800.00
01131	13122806415	RENTS & LEASES	VR 24050805-044	04/30/2024	-	4.7 HOURS APRIL 24	235.00
CHECK TOTAL FOR CHECK NUMBER 220721 DATED 05/08/2024 WRITTEN TO 36301 HEARTLAND AVIATION for the amount of							235.00
01673	67388436402	ADVERT/LEGAL PUBL	VR 24050802-020	04/05/2024	-	HOSTING WEBSITE	90.00
CHECK TOTAL FOR CHECK NUMBER 220722 DATED 05/08/2024 WRITTEN TO 37476 HILL PRODUCTIONS & MEDIA for the amount of							90.00
01001	00111106411	LEGAL FEES	VR 24050802-021	04/11/2024	-	LEGAL FEES	2325.00
01001	00133406411	LEGAL FEES	VR 24050802-022	04/11/2024	-	LEGAL FEES	1087.50

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CHECK TOTAL FOR CHECK NUMBER 220723 DATED 05/08/2024 WRITTEN TO 38195 HOPKINS & HUBBNER PC for the amount of							3412.50
01673	67388436331	VHCL MTCE SUPPLIES	VR 24050803-006	04/18/2024	-	REC001	52.07
CHECK TOTAL FOR CHECK NUMBER 220724 DATED 05/08/2024 WRITTEN TO 39174 HUPP TOYOTALIFT for the amount of							52.07
01130	13011246164	POLICE W/C 411 CLAIMS	VR 24050802-023	04/15/2024	-	OTTPA001	349.78
01130	13011246163	IMWCA 411 TPA FEES	VR 24050802-024	04/15/2024	-	OTTPA001	86.00
01130	13011546165	FIRE W/C 411 CLAIMS	VR 24050802-025	04/15/2024	-	OTTPA001	7840.76
CHECK TOTAL FOR CHECK NUMBER 220725 DATED 05/08/2024 WRITTEN TO 41505A IMWCA for the amount of							8276.54
01610	61088176531	STREET MAINT SUPPLIES	VR 24050802-026	04/13/2024	-	00006665	720.75
01610	61088176531	STREET MAINT SUPPLIES	VR 24050804-005	04/20/2024	-	00006665	766.88
CHECK TOTAL FOR CHECK NUMBER 220726 DATED 05/08/2024 WRITTEN TO 41600 IDEAL READY MIX for the amount of							1487.63
01131	13122806310	BLDG MAINT & REPAIR	VR 24050802-027	04/17/2024	-	AIRPORT	42.00
01673	67388436498	MISC CONTRACT WORK	VR 24050805-048	04/29/2024	-	RECYCLING	43.00
01670	67088406310	BUILDING MAINT REPAIR	VR 24050805-024	04/29/2024	-	LANDFILL	30.00
01001	00144396310	BLDG MAINT & REPAIR	VR 24050805-015	04/29/2024	-	CITY HALL	33.00
CHECK TOTAL FOR CHECK NUMBER 220727 DATED 05/08/2024 WRITTEN TO 41920A INDUSTRIAL CHEMICAL for the amount of							148.00
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-035	04/05/2024	-	20U2012	667.38
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-034	04/08/2024	-	20U2012	488.73
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-028	04/09/2024	-	20U2012	84.22
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-029	04/09/2024	-	20U2012	104.57
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-032	04/15/2024	-	20U2012	489.30
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-033	04/16/2024	-	20U2012	102.71
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-031	04/19/2024	-	20U2012	22.24
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050802-030	04/21/2024	-	20U2012	18.09
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050805-017	04/22/2024	-	20U2012	436.03
01173	17344136525	LIBRARY MAT-GRUBB ESTATE	VR 24050805-016	04/23/2024	-	20U2012	268.30
CHECK TOTAL FOR CHECK NUMBER 220728 DATED 05/08/2024 WRITTEN TO 42160 INGRAM LIBRARY SERVICES for the amount of							2681.57
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050802-036	04/18/2024	-	002010	-600.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050802-037	04/15/2024	-	002010	1589.73
CHECK TOTAL FOR CHECK NUMBER 220729 DATED 05/08/2024 WRITTEN TO 42170 INLAND TRUCK PARTS & SERVfor the amount of							989.73
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050802-038	04/05/2024	-	22885	7046.46
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050804-006	04/11/2024	-	22885	1570.30
CHECK TOTAL FOR CHECK NUMBER 220730 DATED 05/08/2024 WRITTEN TO 43271 INTERSTATE POWERSYSTEMS for the amount of							8616.76
01001	00111106210	DUES & MEMBERSHIPS	VR 24050802-039	04/19/2024	-	3581 CUSTOMER ID	33.00

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CHECK TOTAL FOR CHECK NUMBER 220731 DATED 05/08/2024 WRITTEN TO 43298 IOWA ATTORNEY GENERALS for the amount of							33.00
01110	11022106531	STREET MAINT SUPPLIES	VR 24050802-040	04/10/2024	-	ASPHALT EMULSION	700.00
01110	11022406531	STREET MAINT SUPPLIES	VR 24050805-018	04/23/2024	-	CI-0021242	13000.38
CHECK TOTAL FOR CHECK NUMBER 220732 DATED 05/08/2024 WRITTEN TO 43506 IOWA DEPT TRANSPORTATION for the amount of							13700.38
01001	00122606490	OTHER PROF SERV	VR 24050805-019	04/23/2024	-	270	426.70
CHECK TOTAL FOR CHECK NUMBER 220733 DATED 05/08/2024 WRITTEN TO 43999 IOWA ONE CALL for the amount of							426.70
01001	00133416499	CONTRACTUAL SERVICES	VR 24050805-020	04/29/2024	-	DUPLICATE PAYMENT	-362.50
01001	00133416499	CONTRACTUAL SERVICES	VR 24050802-042	04/12/2024	-	ABATING NUISANCE	1302.50
01001	00133416499	CONTRACTUAL SERVICES	VR 24050802-041	04/20/2024	-	ABATING NUISANCE	2140.00
01001	00133416499	CONTRACTUAL SERVICES	VR 24050805-021	04/26/2024	-	NUISANCES	1560.00
01001	00133406470	WEED MOWING	VR 24050805-022	04/19/2024	-	WEEK 1	4260.00
01001	00133406470	WEED MOWING	VR 24050805-023	04/22/2024	-	WEEK 2	4085.00
CHECK TOTAL FOR CHECK NUMBER 220734 DATED 05/08/2024 WRITTEN TO 45057 J & J MOWING for the amount of							12985.00
01610	61088156507	OPERATING SUPPLIES	VR 24050802-043	04/10/2024	-	11113-44025	369.96
CHECK TOTAL FOR CHECK NUMBER 220735 DATED 05/08/2024 WRITTEN TO 45974 JOHN DEERE FINANCIAL for the amount of							369.96
01610	61088156532	SUSTENANCE SUPPLIES	VR 24050802-044	04/13/2024	-	BOOT ALLOWANCE	120.00
CHECK TOTAL FOR CHECK NUMBER 220736 DATED 05/08/2024 WRITTEN TO 46902 RACHEL JONES for the amount of							120.00
01110	11022976507	OPERATING SUPPLIES	VR 24050802-045	04/17/2024	-	1010 GATEWAY	232.50
CHECK TOTAL FOR CHECK NUMBER 220737 DATED 05/08/2024 WRITTEN TO 49206 KLODT DOOR SERVICE LLC for the amount of							232.50
01001	00144456507	OPERATING SUPPLIES	VR 24050802-046	04/17/2024	-	89299	606.84
CHECK TOTAL FOR CHECK NUMBER 220738 DATED 05/08/2024 WRITTEN TO 49687 KOHL WHOLESALE for the amount of							606.84
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050802-047	04/15/2024	-	0063	1800.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-007	04/24/2024	-	VEHICLE 4360	230.62
CHECK TOTAL FOR CHECK NUMBER 220739 DATED 05/08/2024 WRITTEN TO 49701 KRAIG FORD for the amount of							2030.62
01110	11022986532	SUSTENANCE SUPPLIES	VR 24050802-048	04/23/2024	-	BOOT ALLOWANCE	101.64
CHECK TOTAL FOR CHECK NUMBER 220740 DATED 05/08/2024 WRITTEN TO 49798 JEFF KROPP for the amount of							101.64
01610	61088156507	OPERATING SUPPLIES	VR 24050802-049	03/26/2024	-	SETS OF GASKETS	301.82
CHECK TOTAL FOR CHECK NUMBER 220741 DATED 05/08/2024 WRITTEN TO 50835 LATANICK EQUIPMENT INC for the amount of							301.82
01110	11022406532	SUSTENANCE SUPPLIES	VR 24050802-050	04/09/2024	-	BOOT ALLOWANCE	139.09

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CHECK TOTAL FOR CHECK NUMBER 220742 DATED 05/08/2024 WRITTEN TO 51715 BRIAN LEWIS for the amount of							139.09
01673	67388436492	TIRE DISPOSAL	VR 24050804-001	04/06/2024	-	55869	2769.68
01673	67388436492	TIRE DISPOSAL	VR 24050805-049	04/20/2024	-	56023	2368.32
CHECK TOTAL FOR CHECK NUMBER 220743 DATED 05/08/2024 WRITTEN TO 51968 LIBERTY TIRE for the amount of							5138.00
01110	11022106531	STREET MAINT SUPPLIES	VR 24050807-043	04/09/2024	-	1-0000282	263.52
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-008	04/30/2024	-	1-0000282	20.00
CHECK TOTAL FOR CHECK NUMBER 220744 DATED 05/08/2024 WRITTEN TO 52990 LOKTRONICS SECURITY CORP for the amount of							283.52
01001	00166306240	Travel & Conferences	VR 24050805-050	04/30/2024	-	REIMBURSE	18.96
CHECK TOTAL FOR CHECK NUMBER 220745 DATED 05/08/2024 WRITTEN TO 53302 QUINTON LUNDT for the amount of							18.96
01137	13711556350	EQUIP REPAIR	VR 24050803-015	10/11/2023	-	RMA-08212023JC	14.84
01001	00111506350	EQUIP REPAIR	VR 24050803-016	10/20/2023	-	SO-21226	16.50
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-007	11/03/2023	-	SO-21359	1091.00
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-014	12/08/2023	-	SO-21683	549.75
01001	00111506504	TOOLS & SMALL EQUIP	VR 24050803-013	12/19/2023	-	SO-21857	88.00
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-012	01/09/2024	-	SO-21506	794.50
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-011	02/12/2024	-	SO-21841	183.50
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-010	02/12/2024	-	SO-21773	550.50
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-009	02/26/2024	-	SO-21531	77.00
01001	00111506532	SUSTENANCE SUPPLIES	VR 24050803-008	03/06/2024	-	SO-22426	871.95
CHECK TOTAL FOR CHECK NUMBER 220746 DATED 05/08/2024 WRITTEN TO 53691 MACQUEEN EQUIPMENT for the amount of							4237.54
01125	12555516413	PAYMENTS- OTHER ENTITIES	VR 24050807-011	04/29/2024	-	MSO CONTRIBUTION	30000.00
01125	12555106499	DOWNTOWN MAINTENANCE	VR 24050807-009	04/29/2024	-	DMP 4TH INSTALL	9784.50
01162	16255516499	CONTRACTUAL SERVICES	VR 24050807-010	04/29/2024	-	REIMBURSE SHRUBS & TREE	986.22
CHECK TOTAL FOR CHECK NUMBER 220747 DATED 05/08/2024 WRITTEN TO 54187 MAIN STREET OTTUMWA for the amount of							40770.72
01110	11022106531	STREET MAINT SUPPLIES	VR 24050803-022	04/22/2024	-	77041	1128.73
01110	11022106531	STREET MAINT SUPPLIES	VR 24050803-023	04/10/2024	-	77041	2078.48
01610	61088176531	STREET MAINT SUPPLIES	VR 24050803-017	04/11/2024	-	77041	334.94
01110	11022106531	STREET MAINT SUPPLIES	VR 24050803-021	04/12/2024	-	77041	1979.50
01610	61088176531	STREET MAINT SUPPLIES	VR 24050803-020	04/15/2024	-	77041	872.79
01110	11022106531	STREET MAINT SUPPLIES	VR 24050803-019	04/18/2024	-	77041	1880.53
01610	61088176531	STREET MAINT SUPPLIES	VR 24050803-018	04/18/2024	-	77041	575.90
01110	11022106531	STREET MAINT SUPPLIES	VR 24050804-007	04/23/2024	-	77041	872.79
01610	61088176531	STREET MAINT SUPPLIES	VR 24050804-008	04/23/2024	-	77041	285.95
01110	11022106531	STREET MAINT SUPPLIES	VR 24050805-025	04/24/2024	-	77041	750.83
CHECK TOTAL FOR CHECK NUMBER 220748 DATED 05/08/2024 WRITTEN TO 54390 MANATT'S INC for the amount of							10760.44
01610	61088156507	OPERATING SUPPLIES	VR 24050803-024	04/05/2024	-	00-3104673	560.62

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CHECK TOTAL FOR CHECK NUMBER 220749 DATED 05/08/2024 WRITTEN TO 58518 MID-AMERICAN RESEARCH for the amount of							560.62
01110	11022976727	OTHER CAPITAL EQUIPMENT	VR 24050803-025	04/15/2024	-	ORDER 126-2023	22196.14
CHECK TOTAL FOR CHECK NUMBER 220750 DATED 05/08/2024 WRITTEN TO 58550 MID IOWA PETROLEUM SERV for the amount of							22196.14
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050803-026	03/28/2024	-	SILVERADO	389.10
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050803-027	04/16/2024	-	#110 F150	84.00
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-012	04/25/2024	-	2010 FORD	104.00
CHECK TOTAL FOR CHECK NUMBER 220751 DATED 05/08/2024 WRITTEN TO 59301 MIDWEST AUTO GLASS & TIRE for the amount of							577.10
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050803-028	03/29/2024	-	D46580	3562.24
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050804-010	04/03/2024	-	D46580	1187.93
CHECK TOTAL FOR CHECK NUMBER 220752 DATED 05/08/2024 WRITTEN TO 59386 MIDWEST UNDERGROUND for the amount of							4750.17
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050803-029	04/01/2024	-	#318	40.00
CHECK TOTAL FOR CHECK NUMBER 220753 DATED 05/08/2024 WRITTEN TO 59753 MIKES TIRE AND for the amount of							40.00
01001	00144396507	OPERATING SUPPLIES	VR 24050804-011	04/25/2024	-	AMTRAK	161.00
CHECK TOTAL FOR CHECK NUMBER 220754 DATED 05/08/2024 WRITTEN TO 60780 MOBILE LOCKSMITH & ALARM, for the amount of							161.00
01110	11022426531	STREET MAINT SUPPLIES	VR 24050803-030	04/11/2024	-	TRAFFIC	92.88
CHECK TOTAL FOR CHECK NUMBER 220755 DATED 05/08/2024 WRITTEN TO 61702 MOSE LEVY COMPANY INC for the amount of							92.88
01670	67088406230	TRAINING	VR 24050805-045	04/23/2024	-	TRAVEL REIMBURSEMENT	181.35
CHECK TOTAL FOR CHECK NUMBER 220756 DATED 05/08/2024 WRITTEN TO 62627 MIKE MUNLEY for the amount of							181.35
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050803-031	03/26/2024	-	14000284	701.41
CHECK TOTAL FOR CHECK NUMBER 220757 DATED 05/08/2024 WRITTEN TO 62840 MURPHY TRACTOR & EQUIPMNT for the amount of							701.41
01133	13344106210	DUES & MEMBERSHIPS	VR 24050803-032	04/16/2024	-	2024-2025	100.00
CHECK TOTAL FOR CHECK NUMBER 220758 DATED 05/08/2024 WRITTEN TO 65680 NOEL INSURANCE INC for the amount of							100.00
01673	67388436507	OPERATING SUPPLIES	VR 24050803-033	04/03/2024	-	4784484	253.49
CHECK TOTAL FOR CHECK NUMBER 220759 DATED 05/08/2024 WRITTEN TO 66086 NORTHERN SAFETY & INDUSTI for the amount of							253.49
01110	11022106506	OFFICE SUPPLIES	VR 24050803-034	03/28/2024	-	4593 9400	82.00
01001	00166256414	PRINTING	VR 24050803-035	03/28/2024	-	4726	41.00

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CHECK TOTAL FOR CHECK NUMBER 220760 DATED 05/08/2024 WRITTEN TO 68560 OTTUMWA PRINTING, INC. for the amount of							123.00
01610	61088156404	BILLING FEES-WW	VR 24050807-013	04/30/2024	-	ADMIN FEES SEWER	8368.00
01001	00122906404	BILLING FEES-WW	VR 24050807-014	04/30/2024	-	ADMIN FEES REFUSE	4388.00
CHECK TOTAL FOR CHECK NUMBER 220761 DATED 05/08/2024 WRITTEN TO 69040 OTTUMWA WATER AND HYDRO for the amount of							12756.00
01001	001111106409	JANITORIAL	VR 24050803-036	04/26/2024	-	APRIL CLEANING	1650.00
CHECK TOTAL FOR CHECK NUMBER 220762 DATED 05/08/2024 WRITTEN TO 69688 DIXIE L PARKER for the amount of							1650.00
01610	61088156512	LAB SUPPLIES	VR 24050803-037	04/15/2024	-	1504062	510.00
CHECK TOTAL FOR CHECK NUMBER 220763 DATED 05/08/2024 WRITTEN TO 71761 PHENOVA, INC. for the amount of							510.00
01001	00144456507	OPERATING SUPPLIES	VR 24050807-044	05/01/2024	-	301451420000	31.16
01001	00144306507	OPERATING SUPPLIES	VR 24050803-038	04/11/2024	-	301451420000	333.58
CHECK TOTAL FOR CHECK NUMBER 220764 DATED 05/08/2024 WRITTEN TO 72253 PPG ARCHITECTURAL FINISHE for the amount of							364.74
01001	00144306507	OPERATING SUPPLIES	VR 24050804-012	04/16/2024	-	1721	65.55
01001	00144306507	OPERATING SUPPLIES	VR 24050804-009	04/10/2024	-	1721	204.51
CHECK TOTAL FOR CHECK NUMBER 220765 DATED 05/08/2024 WRITTEN TO 72560 PLUMB SUPPLY COMPANY for the amount of							270.06
01135	13544506331	VHCL MTCE SUPPLIES	VR 24050804-013	04/05/2024	-	OTTUMW	195.60
CHECK TOTAL FOR CHECK NUMBER 220766 DATED 05/08/2024 WRITTEN TO 73420 PRAIRIE AG SUPPLY INC for the amount of							195.60
01001	001111106331	VHCL MTCE SUPPLIES	VR 24050805-027	04/24/2024	-	REMOVE RADIO	260.00
01001	001111106331	VHCL MTCE SUPPLIES	VR 24050805-026	04/24/2024	-	77041	520.00
CHECK TOTAL FOR CHECK NUMBER 220767 DATED 05/08/2024 WRITTEN TO 74955 RACOM CORPORATION for the amount of							780.00
01001	00166106240	TRAVEL & CONFERENCE	VR 24050807-015	04/30/2024	-	REIMBURSE- APRIL	160.93
01001	00166106240	TRAVEL & CONFERENCE	VR 24050807-016	03/30/2024	-	REIMBURSE- MARCH	248.50
01001	00166106240	TRAVEL & CONFERENCE	VR 24050807-017	02/29/2024	-	REIMBURSE- FEB	30.08
01001	00166106240	TRAVEL & CONFERENCE	VR 24050807-018	01/30/2024	-	REIMBURSE- JAN	27.20
CHECK TOTAL FOR CHECK NUMBER 220768 DATED 05/08/2024 WRITTEN TO 75152 PHILIP RATH for the amount of							466.71
01670	67088406490	OTHER PROF SERV	VR 24050804-014	04/14/2024	-	LANDFILL	1750.00
CHECK TOTAL FOR CHECK NUMBER 220769 DATED 05/08/2024 WRITTEN TO 75926 REDLINE PRESSURE WASHING for the amount of							1750.00
01001	00166206240	TRAVEL & CONFERENCE	VR 24050804-015	04/18/2024	-	MILEAGE REIMBURSEMENT	113.50
CHECK TOTAL FOR CHECK NUMBER 220770 DATED 05/08/2024 WRITTEN TO 76296 CHRISTINA REINHARD for the amount of							113.50
01001	00133406496	REFUNDS	VR 24050804-016	04/17/2024	-	PERMIT FEES	100.00

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CHECK TOTAL FOR CHECK NUMBER 220771 DATED 05/08/2024 WRITTEN TO 76586 MATT RHOADS for the amount of							100.00
01001	00144306507	OPERATING SUPPLIES	VR 24050804-017	04/02/2024	-	SHADES	553.00
CHECK TOTAL FOR CHECK NUMBER 220772 DATED 05/08/2024 WRITTEN TO 76989 RICHWELL CARPET CENTER for the amount of							553.00
01001	00111106532	SUSTENANCE SUPPLIES	VR 00000175-001	04/15/2024	-	ANNUAL ALLOWANCE	182.31
CHECK TOTAL FOR CHECK NUMBER 220773 DATED 05/08/2024 WRITTEN TO 77180 RICHARD LEVI RITZ for the amount of							182.31
01137	13711556413	PAYMENT- OTHER ENTITIES	VR 00000175-002	04/17/2024	-	RINGGOLD COUNTY	900.00
CHECK TOTAL FOR CHECK NUMBER 220774 DATED 05/08/2024 WRITTEN TO 77186 DOUG REED for the amount of							900.00
01151	15144326499	CONTRACTUAL SERVICES	VR 24050805-028	04/23/2024	-	CITY HALL	444509.75
CHECK TOTAL FOR CHECK NUMBER 220775 DATED 05/08/2024 WRITTEN TO 77203 RG CONSTRUCTION, LLC for the amount of							444509.75
01670	67088406506	OFFICE SUPPLIES	VR 00000175-003	04/19/2024	-	PAPER PLATES	18.98
CHECK TOTAL FOR CHECK NUMBER 220776 DATED 05/08/2024 WRITTEN TO 77309 GAIL ROBERTS for the amount of							18.98
01670	67088406507	OPERATING SUPPLIES	VR 24050807-019	04/01/2024	-	LANDFILL	141.00
CHECK TOTAL FOR CHECK NUMBER 220777 DATED 05/08/2024 WRITTEN TO 77975 ROTO-ROOTER for the amount of							141.00
01670	67088406507	OPERATING SUPPLIES	VR 24050807-020	04/08/2024	-	LANDFILL	115.56
CHECK TOTAL FOR CHECK NUMBER 220778 DATED 05/08/2024 WRITTEN TO 78105 ROYAL PORTABLE TOILETS for the amount of							115.56
01001	00111506350	EQUIP REPAIR	VR 00000175-004	04/22/2024	-	COO	17.99
01001	00144306504	TOOLS & SMALL EQUIP	VR 24050807-045	05/02/2024	-	COO	115.97
01670	67088406331	VHCL MTCE SUPPLIES	VR 24050807-021	05/02/2024	-	COO	41.94
CHECK TOTAL FOR CHECK NUMBER 220779 DATED 05/08/2024 WRITTEN TO 78279 S & L ALL SEASON for the amount of							175.90
01670	67088406407	ENGINEERING	VR 00000175-006	03/31/2024	-	PROJECT 27223158.24	768.75
01670	67088406407	ENGINEERING	VR 00000175-005	03/31/2024	-	PROJECT 27224160	2100.00
CHECK TOTAL FOR CHECK NUMBER 220780 DATED 05/08/2024 WRITTEN TO 78293 SCS ENGINEERS for the amount of							2868.75
01110	11022106599	OTHER SUPPLIES	VR 00000175-007	04/10/2024	-	WATER	420.00
CHECK TOTAL FOR CHECK NUMBER 220781 DATED 05/08/2024 WRITTEN TO 83145 SNYDER WATER for the amount of							420.00
01610	61088156507	OPERATING SUPPLIES	VR 24050805-029	04/25/2024	-	656379	9205.80
CHECK TOTAL FOR CHECK NUMBER 220782 DATED 05/08/2024 WRITTEN TO 83160 SOLENIS for the amount of							9205.80
01001	00111106532	SUSTENANCE SUPPLIES	VR 00000175-008	04/09/2024	-	LOGO	369.84

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CHECK TOTAL FOR CHECK NUMBER 220783 DATED 05/08/2024 WRITTEN TO 86196 THE STITCH DOCTOR for the amount of							369.84
01610	61088176410	CONTRACT EMPLOYEES	VR 24050804-037	04/15/2024	-	03-0077	828.00
01001	00144306410	CONTRACT EMPLOYEES	VR 00000175-010	04/15/2024	-	03-0077	1932.00
01001	00144306410	CONTRACT EMPLOYEES	VR 00000175-011	04/15/2024	-	03-0077	3422.40
01610	61088156410	CONTRACT EMPLOYEES	VR 24050804-039	04/15/2024	-	03-0077	731.40
01670	67088406490	OTHER PROF SERV	VR 24050804-040	04/15/2024	-	03-0077	1368.10
01673	67388436490	OTHER PROF SERV	VR 00000175-012	04/15/2024	-	03-0077	1829.19
01135	13544506410	CONTRACT EMPLOYEES	VR 00000175-013	04/15/2024	-	03-0032	828.00
01610	61088176410	CONTRACT EMPLOYEES	VR 00000175-014	04/22/2024	-	03-0077	828.00
01001	00144306410	CONTRACT EMPLOYEES	VR 24050804-033	04/22/2024	-	03-0077	1932.00
01001	00144306410	CONTRACT EMPLOYEES	VR 24050804-032	04/22/2024	-	03-0077	2830.38
01610	61088156410	CONTRACT EMPLOYEES	VR 00000175-009	04/22/2024	-	03-0077	441.60
01670	67088406490	OTHER PROF SERV	VR 24050804-035	04/22/2024	-	03-0077	1024.66
01673	67388436490	OTHER PROF SERV	VR 24050804-036	04/22/2024	-	03-0077	1882.32
01135	13544506410	CONTRACT EMPLOYEES	VR 24050804-034	04/22/2024	-	03-0032	1898.88
01610	61088176410	CONTRACT EMPLOYEES	VR 24050805-030	04/29/2024	-	03-0077	843.53
01001	00144306410	CONTRACT EMPLOYEES	VR 24050805-032	04/29/2024	-	03-0077	1932.00
01001	00144306410	CONTRACT EMPLOYEES	VR 24050804-038	04/29/2024	-	03-0077	2925.60
01610	61088156410	CONTRACT EMPLOYEES	VR 24050805-031	04/29/2024	-	03-0077	579.60
01670	67088406490	OTHER PROF SERV	VR 24050805-033	04/29/2024	-	03-0077	1263.74
CHECK TOTAL FOR CHECK NUMBER 220784 DATED 05/08/2024 WRITTEN TO 86970 SUPREME STAFFING INC for the amount of							29321.40
01001	00111106240	TRAVEL & CONFERENCE	VR 24050804-041	04/05/2024	-	FEDERAL COURT	7.00
01001	00111106240	TRAVEL & CONFERENCE	VR 24050804-042	04/08/2024	-	PARKING	20.00
01001	00111106532	SUSTENANCE SUPPLIES	VR 24050805-034	04/30/2024	-	ANNUAL ALLOWANCE	90.35
01001	00111106532	SUSTENANCE SUPPLIES	VR 24050805-035	04/30/2024	-	ANNUAL ALLOWANCE	90.95
CHECK TOTAL FOR CHECK NUMBER 220785 DATED 05/08/2024 WRITTEN TO 89073 JEREMY TOSH for the amount of							208.30
01001	00155406414	PRINTING	VR 24050804-043	02/13/2024	-	3183	69.00
01610	61088156399	OTHER MAINT & REPAIR	VR 24050804-044	03/14/2024	-	3183	182.15
CHECK TOTAL FOR CHECK NUMBER 220786 DATED 05/08/2024 WRITTEN TO 89090 TOTAL CHOICE SHIPPING for the amount of							251.15
01610	61088156507	OPERATING SUPPLIES	VR 24050806-026	04/03/2024	-	16118	360.10
01610	61088156507	OPERATING SUPPLIES	VR 24050806-025	04/03/2024	-	16118	24.99
01110	11022976727	OTHER CAPITAL EQUIPMENT	VR 24050806-027	04/18/2024	-	16118	129.13
01110	11022976727	OTHER CAPITAL EQUIPMENT	VR 24050806-028	04/18/2024	-	16118	156.67
CHECK TOTAL FOR CHECK NUMBER 220787 DATED 05/08/2024 WRITTEN TO 92555 THE VAN METER COMPANY for the amount of							670.89
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-023	04/12/2024	-	18600	29.57
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-022	03/18/2024	-	229787	157.17
CHECK TOTAL FOR CHECK NUMBER 220788 DATED 05/08/2024 WRITTEN TO 92640 VAUGHN AUTOMOTIVE for the amount of							186.74
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050807-025	04/26/2024	-	OTTUM001	422.00

REPORT DATE 05/03/2024
 SYSTEM DATE 05/03/2024
 FILES ID 0

CITY OF OTTUMWA
 CHECK REGISTER
 COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 14
 TIME 08:28:38
 USER MITCHELLK

BATCH NUMBER CHKX

CASH CODE	ACCOUNT NUMBER	ACCOUNT DESCRIPTION	VOUCHER NUMBER	INVOICE DATE	P.O. NUMBER	VOUCHER DESCRIPTION	TRANSACTION AMOUNT
CHECK TOTAL FOR CHECK NUMBER 220789 DATED 05/08/2024 WRITTEN TO 92681A VERMEER IOWA & N MISSOURI for the amount of							422.00
01610	61088156512	LAB SUPPLIES	VR 24050805-036	04/25/2024	-	958610	38.50
CHECK TOTAL FOR CHECK NUMBER 220790 DATED 05/08/2024 WRITTEN TO 92698 VETTER'S INC-CULLIGAN WAT for the amount of							38.50
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-001	07/31/2023	-	21-JAG-500413 JULY 23	4062.00
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-002	08/30/2023	-	21-JAG-500413 AUG 23	4671.20
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-003	09/30/2023	-	21-JAG-500413 SEPT 23	4062.00
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-004	11/30/2023	-	21-JAG-500413 NOV 23	1447.10
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-005	12/30/2023	-	21-JAG-500413 DEC 23	-947.80
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-006	01/30/2024	-	21-JAG-500413 JAN 24	-1421.70
01001	00111126413	PAYMENTS TO OTHER ENTITIEVR	24050806-007	02/28/2024	-	21-JAG-500413 FEB 24	2763.56
CHECK TOTAL FOR CHECK NUMBER 220791 DATED 05/08/2024 WRITTEN TO 94721 WAPELLO CO SHERIFF'S OFFI for the amount of							14636.36
01110	11022986331	VHCL MTCE SUPPLIES	VR 24050804-045	04/12/2024	-	FLAT #155	20.00
01001	00111106331	VHCL MTCE SUPPLIES	VR 24050805-041	04/29/2024	-	#443	20.00
CHECK TOTAL FOR CHECK NUMBER 220792 DATED 05/08/2024 WRITTEN TO 95368 WAYNE'S TIRE for the amount of							40.00
01131	13122806240	TRAVEL & CONFERENCE	VR 24050807-024	04/16/2024	-	MEAL ALLOWANCE	21.91
CHECK TOTAL FOR CHECK NUMBER 220793 DATED 05/08/2024 WRITTEN TO 96525 JAY WHEATON for the amount of							21.91
01001	00144306331	VHCL MTCE SUPPLIES	VR 24050804-050	03/29/2024	-	TRUCK BOXES	236.60
01610	61088156532	SUSTENANCE SUPPLIES	VR 24050804-047	04/18/2024	-	FIRE EXTINGUISHERS	1346.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24050807-026	04/26/2024	-	AIRPORT FURNACE	127.50
01002	00222206320	RAMP MAINT & REPAIR	VR 24050804-049	04/18/2024	-	SPRINKLER INSPECTION	450.00
01131	13122806310	BLDG MAINT & REPAIR	VR 24050804-048	04/18/2024	-	SPRINKLER INSPECTION	150.00
01001	00144306350	EQUIP REPAIR	VR 24050804-046	04/25/2024	-	BABE RUTH FIELDS	654.84
CHECK TOTAL FOR CHECK NUMBER 220794 DATED 05/08/2024 WRITTEN TO 97320 WINGER COMPANIES for the amount of							2964.94
01610	61088156240	TRAVEL & CONFERENCE	VR 24050805-042	02/27/2024	-	MILEAGE REIMBURSEMENT	30.15
CHECK TOTAL FOR CHECK NUMBER 220795 DATED 05/08/2024 WRITTEN TO 98820 HEATHER ZUERCHER for the amount of							30.15
01 Bank Code TOTALS for 00124 Checks to 00124 Vendors for the amount of							1087252.15
REPORT TOTALS for 00124 Checks to 00124 Vendors for the amount of							1087252.15

REPORT DATE 05/03/2024
SYSTEM DATE 05/03/2024
FILES ID 0

CITY OF OTTUMWA
CHECK REGISTER
COMPLETE REGISTER OF ALL SORTED CHECKS

PAGE 15
TIME 08:28:38
USER MITCHELLK

BATCH NUMBER CHKX

SUMMARY PAGE INFORMATION

ERRORS DETECTED: 0

END OF REPORT



May 7, 2024

TO: Ottumwa City Council Members

FROM: Richard W. Johnson, Mayor

SUBJECT: APPOINTMENT TO CITY BOARDS AND/OR COMMISSIONS

Recommend appointment to the Historic Preservation Commission, term to expire 01/01/2026 due to a vacancy.

Kate Bagby
1109 N. Court

(Received 3/25/24)
Approved on
4/25/24
R.f.

CITY OF OTTUMWA
Biographical Data for Appointment to City Advisory Board

The information contained on this form is for the use of the Mayor and City Council in order to fill vacancies on City Advisory Boards Commissions, Committees, or Task Forces.

Biographical forms may be submitted at any time during the year; however, they will be purged January 31 of each year. If you have not been appointed to an advisory board during the preceding year, and still desire appointment, please resubmit an updated biographical form or advise in writing that the initial form is still usable.

Board, Commission, Committee, or Task Force to which appointment is desired:

Historic Preservation

Name: Katharine (Kate) Bagby Telephone: 505-417-8319

Email: (optional) kate@katebagby.com

Address: 1109 N. Court ZIP: 52501

Business: n/a Telephone: 505-417-8319

Address: n/a ZIP: _____

Date Available for Appointment 4-1-2024 E-Mail: kate@katebagby.com

Present occupation: Retired volunteer IHFC

Previous Employment: K-12 Certified level 3 (Master Teacher)

Answer the following: (Use additional sheets if necessary)

Community Service:

(List boards, commissions, committees and organizations currently serving or have served on, offices held and in what city).

Leader of School Leadership team also member for 8 years
Union officer / negotiator
Judicial Council, N.J. Planning and Zoning Commission (briefly)

Please list any professional or vocational licenses or certificates you hold.

Master level teaching, School administrator, Script Supervisor for movies,
Moving elevated work platform operator, AP Art and Art History

Personal:

(Have you ever worked for the City of Ottumwa?)

Yes _____ No ✓

(If yes, please list dates and names of departments)

Are you related to any employee or appointee of the City of Ottumwa? (If yes, please indicate name and relationship.)

Yes _____ No

Rules of law and ethics prohibit members from participating in and voting on matters in which they pay have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation or financial holdings in relation to your responsibilities as a member of the advisory body to which you seek appointment). (If yes, please indicate any potential conflicts).

Yes _____ No

Are you aware of the time commitment necessary to fulfill the obligations of the advisory body to which you seek appointment?

Yes No _____

Please furnish brief written responses to the three following questions: (Use additional sheets if necessary.)

1. What is there specifically in your background, training, education, or interests which qualifies you as an appointee?

My interest in the preservation, advancement and promotion of the historical features, characteristics and history of Ottumwa, IA come from the ancestral background that brought me here. Specifically Unionville, Newton, Udell, Exline, IA.

2. What do you see as the objectives and goals of the advisory body to which you seek appointment?

Best developed with stakeholders, goals and objectives would emphasize making preservation of history an integral part of the economy through practicing preservation, educating and learning on how to and why to preserve.

3. How would you help achieve these objectives and goals? What special qualities can you bring to the advisory body?

As a retired 25 year veteran of the education (public) system and as a licensed school administrator, I have good organizational and communication skills. Good with technology, fine artist, and art and art history background.



AUTHORIZATION FOR RELEASE OF PERSONAL INFORMATION

I, Katharine Laen Bagby, (PLEASE PRINT YOUR FULL NAME, INCLUDE MIDDLE NAME) do hereby authorize a review of and full disclosure of all records concerning myself to any duly authorized agent of the City of Ottumwa.

The intent of this authorization is to give my consent for disclosure of records, including background reports, complaints or grievances filed by or against me.

I understand that any information obtained by a personal history background investigation, which is developed directly or indirectly, in whole or in part, upon this release authorization will be considered in determining my suitability for serving on a Board/Commission. I also certify that any person(s) who may furnish such information concerning me shall not be held accountable for giving this information; and I do hereby release said person(s) from any and all liability which may be incurred as a result of furnishing such information. I authorize the designated city official to conduct a routine background investigation. I further release the Ottumwa Police Department and the City of Ottumwa from any and all liability, which may be incurred as a result of collecting such information.

I have read and fully understand the contents of this "Authorization for Release of Personal Information".

My Date of Birth is 02/20/1954

KL Bagby

Signature of Applicant

03/20/2024

Date

Board/Commission applying for Historic Preservation Commission

City of Ottumwa
105 East Third Street, Ottumwa, Iowa 52501
Telephone 641-683-0600 Fax 641-683-0613



One of the goals of the City Council is to balance advisory board appointments with respect to areas of expertise, advocacy experience, community involvement, profession, education, race, creed, ethnicity, color, sex, sexual orientation, gender identity, national origin, age, religion, disability and geographic identification. Addressing any or all of these factors in your application will help the Mayor and City Council assess your application.

OPTIONAL

The following information is desirable but not required for appointment. Please complete any of the information requested below to the best of your knowledge. Failure to fill in any or all of the information does NOT disqualify applicants from consideration.

Areas of expertise	<u>Education, Art, Technology History Teacher</u>
Advocacy experience	<u>students</u>
Community involvement	<u>Mural projects most recent Cedar, NM Community Center</u>
Current profession	<u>Retired</u>
Highest level of education	<u>Masters Tech Ed.</u>
Race	<u>Caucasian</u>
Creed	<u>Christian</u>
Ethnicity	<u>English, Scandinavian</u>
Color	<u>White</u>
Sex	<u>F</u>
Sexual orientation	<u>Hetero</u>
Gender identity	<u>Female</u>
National origin	<u>German, English, Scottish American</u>
Age	<u>70</u>
Religion	<u>Episcopalian</u>
Disability	<u>No</u>

I hereby certify that the following information is correct to the best of my knowledge.

KL Bagby
Signature

03/20/1954
Date

You are invited to attach additional pages or submit supplemental information which you feel may assist the Mayor and City Council in their evaluation of your application.

WHEN COMPLETED MAIL ORIGINAL TO:

OFFICE OF THE MAYOR
Ottumwa City Hall
105 E Third Street
Ottumwa, IA 52501

**YOUTH BOARD
MEMBER APPLICANT ONLY**

Name of School

Year

**HUMAN RIGHTS COMMISSION
MEMBER APPLICANT ONLY**

The Human Rights Commission seeks to model service leadership and respect in its work with Commission members and the community. List your experience working on diverse teams, public bodies, or committees, and skills related to intergroup dialogues and team building with diverse communities:

received
5-22-24 9AM

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Historic Preservation Month Proclamation

Public hearing required if this box is checked.

RECOMMENDATION: Mayor to issue proclamation.

DISCUSSION: May is Historic Preservation Month. This proclamation acknowledges that local historic preservation efforts a critical part of growth, sustainability and placemaking. Ottumwa is a Department of the Interior-recognized Certified Local Government and operates a Historic Preservation Commission tasked with protecting historic resources and educating on historic preservation.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

The Ottumwa Historic Preservation Commission will observe historic preservation month with first annual Ottumwa Historic Preservation Awards from 5:30 to 7pm on May 8 in Central Park. The awards will recognize people who have made outstanding contributions to preservation in Downtown Ottumwa. The event will also include a live musical performance by The Chickadees and Papa Zachy's food truck will have smashburgers available for purchase.

In June or July 2024, the Lakota Group will complete work on the Ottumwa Historic Preservation Plan which will be presented to the Council for approval.

PRESERVATION MONTH PROCLAMATION
May 2024

WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the National Trust for Historic Preservation has established the 2024 Preservation Month theme as “People Saving Places;” and

WHEREAS, the Historic Preservation Commission will observe Historic Preservation Month by hosting the first annual Ottumwa Historic Preservation Awards in Central Park from 5:30 to 7pm on May 8, 2024 to celebrate the people saving places in Ottumwa; and

WHEREAS, in the summer of 2024 the City Council will be presented with the Ottumwa Historic Preservation Plan, including a workplan for setting and achieving priorities to save historic resources in Ottumwa;

NOW, THEREFORE, I, Richard W. Johnson, Mayor of the City of Ottumwa, Iowa, do proclaim May 2024, as National Historic Preservation Month, and call upon the people of Ottumwa to join their fellow citizens across the United States in recognizing and participating in this special observance.

In witness whereof, I have hereunto set my hand and caused to be affixed the official seal of the City of Ottumwa, Wapello County, Iowa this 7th day of May 2024.

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk



CANVASSER & SOLICITORS REGISTRATION & APPLICATION

Name of Individual completing this application: Joyce C. Reed

And Residing address: 4 Eleanor Dr. Ottumwa, IA 52501 Date of Birth 9-26-44
Street City State Zip

Organization represented, if applicable: American Legion Auxiliary

Organization's address: 548 W. Main St. Ottumwa, IA 52501
No. Street City State Zip

Applicant's/Organization's phone number: 641-660-4517 641-682-5232
Legion

Names, addresses and position of the officers of the organization:

<u>Judy Agee</u> Name	<u>521 Minnesota, Ott</u> Address	<u>President</u> Officer Position
<u>Linda Farrington</u> Name	<u>PO Box , Agency</u> Address	<u>Vice-President</u> Officer Position
<u>Betty Stromgren</u> Name	<u>Blakesburg</u> Address	<u>Chaplain</u> Officer Position

Estimated number of persons who will be directly soliciting: 6-7

Nature and purpose of your solicitation activities: Distributing poppies for annual poppy drive for Veterans

What method will you be using to solicit funds? (Example: direct monetary donations, sale of tags, decals, etc.) Direct monetary Donations and letters

Where do you plan to canvass or solicit in Ottumwa? All Hyves, Fareway, Walmart

Date(s) when you wish to conduct your activities in Ottumwa: May 20 through May 27, 2024

NOTE TO APPLICANT: Canvassing and soliciting shall be no earlier than 8:00 A.M. and no later than 9:00 P.M. and shall be no more than 90 days as determined by the City Council.

I do hereby certify that the above statements are true and correct. Signed this 19th day of April, 2024.
Joyce C. Reed
Applicant

.....

Staff recommendation to Council: April 19, 2024
 Approved Denied by City Council on May 7, 2024
 Restrictions set by Council: as submitted
 Number of days set by Council for applicant: as submitted
 License Number 6037 Receipt No. N/A

Canvasser & Solicitors Permit



Ottumwa
 105 E 3rd St. Room 203
 Ottumwa, IA 52501
 (641) 683-0650

Owner:
O B NELSON POST #3 550 W MAIN OTTUMWA, IA 52501-0000 POPPY DRIVE FOR VETERANS

Address
Address: 550 W MAIN City/State/Zip: OTTUMWA, IA Parcel No.: 7413670014000 Tract No.: Block No.: Lot No.: Section:

Permit:
Permit No.: 6037 Permit Type: Canvasser & Solicitors

Project:
Issue Date: 05/07/2024 Expires: 05/27/2024 Valuation: \$0

Construction Details:

Contractor	Phone
-------------------	--------------

Item	GL Code	Amount
Total		\$0.00

Date	Paid By	Payment Type	Amount
Total Paid			\$0.00



[CITY OF]

OTTUMWA

Item No. B.-6.

received
4-15-2024

CANVASSER & SOLICITORS REGISTRATION & APPLICATION

Name of Individual completing this application: Bryan Larue
 And Residing address: 117 Northwest Ottumwa, IA 52501 Date of Birth 04-21-1995
Street City State Zip
 Organization represented, if applicable: Dempsey's Karky + Solar
 Organization's address: 221 S Madison Ave Ottumwa, IA 52501
No. Street City State Zip
 Applicant's/Organization's phone number: 641-812-5222

Names, addresses and position of the officers of the organization:

Name	Address	Officer Position
<u>Bryan Larue</u>	<u>117 Northwest Ave</u>	<u>CEO</u>

Estimated number of persons who will be directly soliciting: 3

Nature and purpose of your solicitation activities: To help the residents get new roofs

What method will you be using to solicit funds? (Example: direct monetary donations, sale of tags, decals, etc.) Door hangers

Where do you plan to canvass or solicit in Ottumwa? All residential areas of Ottumwa

Date(s) when you wish to conduct your activities in Ottumwa: April to July 28th of 2024

NOTE TO APPLICANT: Canvassing and soliciting shall be no earlier than 8:00 A.M. and no later than 9:00 P.M. and shall be no more than 90 days as determined by the City Council.

I do hereby certify that the above statements are true and correct. Signed this 15 day of April, 2024.

Bryan Larue
Applicant

Staff recommendation to Council: April 15, 2024
 Approved Denied by City Council on May 7, 2024
 Restrictions set by Council: as submitted
 Number of days set by Council for applicant: as submitted
 License Number 6038 Receipt No. N/A

Canvasser & Solicitors Permit



Ottumwa

105 E 3rd St. Room 203

Ottumwa, IA 52501

(641) 683-0650

Owner:
DEMPSEY'S ROOFING & SOLAR BRYAN LARUE 221 S MADISON AVE OTTUMWA, IA 52501

Address
Address: 221 S MADISON City/State/Zip: OTTUMWA, IA 52501-0000 Parcel No.: 7416980037000 Tract No.: Block No.: Lot No.: Section:

Permit:
Permit No.: 6038 Permit Type: Canvasser & Solicitors

Project:
Issue Date: 05/07/2024 Expires: 07/28/2024 Valuation: \$0

Construction Details:

Contractor	Phone
-------------------	--------------

Item	GL Code	Amount
Total		\$0.00

Date	Paid By	Payment Type	Amount
Total Paid			\$0.00

received
4-29-24 2pm

business

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Jay Wheaton

Prepared By

Jay Wheaton

Department Head

Airport

Department

City Administrator Approval

AGENDA TITLE: Purchase a Land Pride Mower from Greiner Implement of Ottumwa, Iowa

****Public hearing required if this box is checked.****

---The Proof of Publication for each Public hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the text will not be placed on the agenda---

RECOMMENDATION: Approve the purchase of a Land Pride AFM 4211 flex wing mower from Greiner Implement for the amount of \$20627.00

DISCUSSION: The specs for this equipment was passed at the May 24th 2023 fleet committee meeting. This was approved in the FY24 budget. This will replace unit #709 which is a 2008 Land Pride AFM 4211 flex wing mower. This is purchased using Sourcewell pricing.

Source of Funds: Airport Fund Balance

Budgeted Item:

Budget Amendment Needed: No

310-2-281-6723

4-24-2024

JDL

Order Additional Supply of This Form From Your State or Regional Association

GREINER IMPLEMENT COMPANY, INC.

10845 - 73rd St.

Ottumwa, Iowa 52501

Phone: 641-683-1691



Cub Cadet.

DATE 4-24-24

NAME

City of Ottumwa
Airport

ADDRESS

Ottumwa, IA 52501

CITY
STATE
ZIP

CUSTOMER
ORDER NO.

MERCHANDISE SOLD			MOSE. RETD.		RECEIVED ON		PAID	SOLD BY
CASH	CHARGE	C.O.D.	CASH	CREDIT	ACCOUNT	NOTE	OUT	

QTY.	DESCRIPTION	PRICE	AMOUNT
	NMWO64		
1	ARMY211 Landpride Mower		
	SN# 2206850		
	Bid Price	\$ 20627.00	

Thank You

J.D. Wheaton

28805

SIGNATURE

TAX

TOTAL \$

ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.

ROYAL 990 TE CUSTOM

IOWA-NEBRASKA EQUIPMENT DLRS. ASSN. - JOHNSTON, IA 1-800-622-0018

received
4.29.24 2pm

received

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Airport
Department

Jay Wheaton

Prepared By

Jay Wheaton

Department Head

City Administrator Approval

AGENDA TITLE: Purchase a Tractor from Greiner Implement of Ottumwa, Iowa

Public hearing required if this box is checked.

---The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on this agenda.---

RECOMMENDATION: Approve the purchase of a Farmall 55C 4x4 tractor from Greiner Implement for the amount of \$39,433.00

DISCUSSION: The specs for this equipment was passed at the May 24th 2023 fleet committee meeting. This was approved in the FY 24 budget. This will replace unit #708 which is a 2008 Massey Ferguson 53hp 4x4 tractor. This is purchased using Sourcewell pricing.

Source of Funds: Airport Fund Balance

Budgeted Item:

Budget Amendment Needed: No

Received
5/1/24 2:14pm

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Brian Lewis

Prepared By

Electrical
Department

Phillip Burgmeier
Department Head

City Administrator Approval

AGENDA TITLE: Purchase of a Single Camera Video Detection System from Traffic and Transportation Products, Limited (TATPL) in the amount of \$24,500.

****Public hearing required if this box is checked. ****

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Approve the purchase of a Single Camera Video Detection System from Traffic and Transportation Products, Limited (TATPL) in the amount of \$24,500.

DISCUSSION: The camera system will be installed at the Five Corners Intersection. Numerous complaints have been received that the lights are not changing with lengthy wait times. This system will allow the loop detection to be adjusted, tripping the lights ensuring a better flow of traffic.

Budgeted amount: \$27,500.

Source of Funds: Electrical

Budgeted Item: Yes

Budget Amendment Needed: No



**TRAFFIC AND
TRANSPORTATION
PRODUCTS, LIMITED (TATPL)**

DATE: APRIL 23, 2024

23107 ROUTE 2 AND 92
PORT BYRON, ILLINOIS 61275
www.tatpl-traffic.com
PHONE: (309) 523-3425
FAX: (309) 523-3317

TO: City of Ottumwa, IA
ATTN: Public Works Traffic Dept
Public Works Department
550 Gateway Drive
Ottumwa, IA 52501

SUBJECT:
QUOTATION.
SINGLE CAMERA VIDEO DETECTION SYSTEM
FOR FIVE CORNERS INTERSECTION.
TRAFFIC SIGNAL EQUIPMENT.
OTTUMWA, IOWA.

DELIVERY A.R.O.: SEE NOTES.
FREIGHT F.O.B. ORIGIN: PREPAID & ALLOWED.
QUOTATION FIRM 30 CALENDAR DAYS.
NO SALES TAXES INCLUDED.
TERMS: NET 30 DAYS, WITH PRIOR
APPROVED CREDIT.

TOTAL NUMBER OF PAGES (INCLUDING THIS COVER SHEET): ONE (1).
IF TOTAL PAGES INDICATED ABOVE NOT RECEIVED, PLEASE CALL IMMEDIATELY.

LINE #	QTY.	DESCRIPTION	UNIT	EXTENDED
1		LUMP SUM VIDEO DETECTION UPGRADE, PRICING INCLUDES ANY CABINET MODIFICATIONS, CABINET EQUIPMENT AND CAMERA MOUNTING HARDWARE. DOES NOT INCLUDE INSTALLATION OF SINGLE CAMERA ON POLE ETHERNET CABLE OR PULLING OF ETHERNET CABLE FROM CABINET TO POLE LOCATION. (TWO SMARTVIEW 360 CAMERAS WITH MOUNTING HARDWARE ARE INCLUDED IN THIS QUOTE)		\$24,500.00 \$24,500.00

(PLEASE READ ALL NOTES CAREFULLY.)

NOTES:

1. DELIVERY IS 30 TO 45 DAYS AFTER RECEIPT OF ORDER; OR, 30 TO 45 DAYS AFTER RECEIPT OF APPROVED DATA SHEET SUBMITTALS, WHEN DATA SHEET SUBMITTALS ARE REQUIRED.
2. THE **CONTRACTOR IS RESPONSIBLE** FOR THE COLLECTION AND PAYING OF ALL SALES TAXES APPLICABLE TO THE PURCHASE OF ANY EQUIPMENT CONTAINED IN THIS QUOTATION.
3. THE PRICES QUOTED ON PAGE ONE OF THIS QUOTATION ARE BASED ON THE FULL CONTENT OF ALL LINE ITEMS AS A WHOLE.
4. TRAFFIC AND TRANSPORTATION PRODUCTS, LIMITED RETAINS TITLE TO ALL EQUIPMENT UNTIL PAID IN FULL.
5. PROPOSED CAMERA SYSTEM ALLOWS EITHER THE MANUFACTURER OR TATPL TO LOG IN TO SYSTEM THROUGH A CELLULAR INTERFACE TO SETUP OR CONFIGURE SYSTEM.
6. CITY WILL BE REQUIRED TO PULL NETWORK CABLE FROM TRAFFIC CABINET TO TRAFFIC POLE/UP TO CAMERA, MOUNT CAMERA WITH SUPPLIED TUBE AND CLAMP KITS AND TRAFFIC CONTROL IF NECESSARY. TATPL WILL INSTALL CABINET EQUIPMENT AND CONFIGURE SYSTEM

SHOULD YOU HAVE ANY QUESTIONS, PLEASE CALL IMMEDIATELY FOR CLARIFICATION

SIGNED: *James R. Conner*

JAMES R. CONNER

Miovision Detection

Move traffic through your network quickly and safely

Understand demand at your intersection so you can safely and efficiently move traffic through your city. With reliable, accurate presence and pulse detection you can control and optimize traffic flow, identify and handle demand, and reduce the number of opportunities for traffic incidents to occur.

Easy to install and maintain

Non-invasive installation minimizes disruption to your traffic network saving you time and resources.

- Above ground installation is easy to install and troubleshoot with minimal downtime
- Remote and roadside access allows you to configure devices to fit your workflow
- Supports up to six cameras and customize detection zones across all lanes of traffic at the intersection or as vehicles approach

Reliable in all conditions

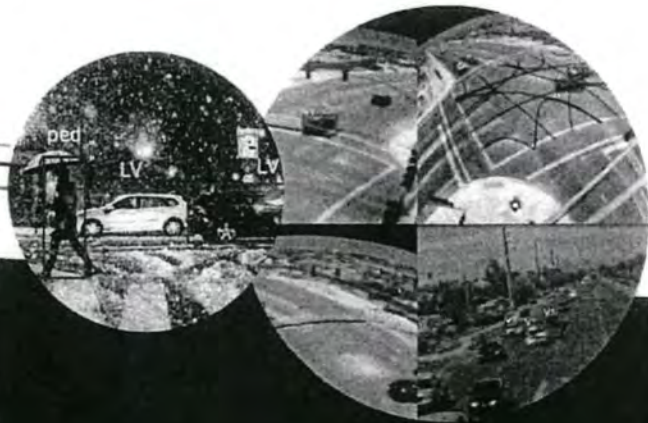
Hardware and algorithms designed to provide reliable performance in all environments.

- Rugged commercial-grade components ensure maximum product life
- Accurate consistent results with algorithms that can adapt to inclement weather
- Optimized design means fewer issues at the intersection and fewer citizen complaints

Complete, accurate data

Make informed decision with data you can trust from the industry leaders in computer vision.

- Metrics for occupancy ratios, phase intervals, and arrivals on red and green
- Available rolling 90-day count data for vehicles, bicycles, and pedestrians
- Optional advance detection data for vehicles approaching the intersection



Features

The Miovision Detection solution meets the needs of today's traffic teams with:

Detection Features		Detection	Detection Plus
Detection zones	Unlimited presence and pulse detection zones	•	•
Turning Movement Counts (TMCs)	Rolling 90-day count (CSV) (vehicles, pedestrians, bicycles)		•
Detection metrics	Occupancy ratios, arrivals on red, arrivals on green, and phase interval		•
Usability Features			
Cameras	Connect up to three cameras for each Core DCM, or up to six with an additional switch (sold separately)	•	•
Advance detection	Detect vehicles as they approach from 500 ft away (requires SmartView Approach)	•	•
Remote configuration and validation	Configure and validate detection performance without a truck roll	•	•
Local configuration and data access	Connect directly via Ethernet or existing fiber to perform local configurations, access available data, and manage MQTT APIs and RTSP interfaces	•	•
Actuation Channels			
SDLC	64	•	•
GPIO header block	16 x I/O pins for actuation (fail active)	•	•

MIOVISION

Hardware

The Miovision Detection solution is built on the industry's most versatile and scalable traffic operations hardware platform.

Miovision Core® DCM

Full-stack ITS solution for managing and analyzing your intersections

Open and secure platform provides wireless connectivity and communications to access your cabinets from anywhere. The improved modular design optimizes performance and reliability in all environments and can be upgraded to expand functionality and evolve with the development of your traffic network. The high-performance NVIDIA Volta™ GPU enables you to process detection and count data at the source with industry-leading precision and accuracy giving you the power to make real-time decisions with accurate and complete data.

Required Hardware: See the Miovision Core DCM Datasheet for full specifications.

Industry Certified
NEMA TS-2 Compliant
UL and cUL certified power source

Cabinet Ready
64-Channel SDLC, RS232, GPIO,
Networked Ethernet, 16 actuating IOs

Secure
TPM with secure RSA key generation
and management

Camera Support
Support for two SmartView 360
cameras with future extensibility

Color Display
2.4" TFT color display



Core DCM

Miovision SmartView™ 360

Get a 360° birds eye view of your intersection

Designed for robust operation in all weather conditions, delivers high-resolution video streams required by a range of traffic operations solutions.

Required Hardware: See the Miovision SmartView 360 Datasheet for full specifications.

Sensor
4K, 9 megapixel, 360° fisheye lens

Angular Field of View
Horizontal: 182°, Vertical: 176°



SmartView 360

Miovision SmartView™ Approach

Detect vehicles as they approach your intersection

Move traffic efficiently through your network by using anticipated demand to build responsive control schemes and measuring free-flow traffic to understand how effectively you are servicing demand.

Optional Hardware: See the Miovision SmartView Approach Datasheet for full specifications.

Sensor
Approx. 1/2.8 type CMOS image
sensor, 1280x960

Maximum Detection Range
500'

Angular Field of View
Horizontal: 15° (Zoom),
Vertical: 9° (Zoom)



SmartView Approach

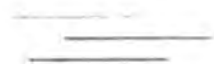
For more information, visit miovision.com/trafficlink, email us at hello@miovision.com, or call us NA Toll-free at 1-855-360-7752

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mioVISION

Miovision SmartView Approach Hardware Specifications



The Miovision SmartView Approach² is a full HD bullet camera that can expand the use of your Miovision Detection solution to detect vehicles as they approach intersections from up to 200 - 500 feet (61 - 152 meters).

Configure multiple detection zones with single or multiline detection over four lanes and build responsive control schemes and measure free-flow traffic to understand how effectively you are servicing demand.

Device weight (not including cables)

Miovision[®] SmartView Approach 1.9 lbs (0.862 kg) when using attachment plate
2.87 lbs (1.3 kg) when using base bracket

Power

Power source and power consumption PoE (IEEE802.3af compliant) Device: DC48 V 220 mA, Approx. 10.6 W (Class O device)

General

Safety UL (UL62368-1), c-UL (CSA C22.2 No.62368-1), CE, IEC62368-1

EMC FCC (Part15 ClassA), ICES-D 03 ClassA, EN55032 ClassB, EN55035

Power Source and Power Consumption PoE (IEEE802.3af compliant) Device: DC48 V 220 mA, Approx. 10.6W (Class O device)

Ambient Operating Temperature 29°F to 165°F (-34°C to 74°C)

Ambient Operating Humidity 5 to 100 % (no condensation)

Water and Dust Resistance Temish element + heater + moisture absorption gel

Shock Resistance IK10 (IEC 62262)

Dimensions 5.25 inches (W) x 5.25 inches (H) x 15.09 inches (D)
(133 mm (W) x 133 mm (H) x 383 mm (D))

Mass (approx.) Approx 5.3 lbs (2.4 kg)

Finish Main body: Aluminum die cast and resin, white
Outer fixing screws: Stainless steel (Corrosion-resistant treatment)
Front panel: Polycarbonate resin, clear

Camera

Image Sensor Approx 1/2.8 type CMOS image sensor

Minimum Illumination Color: 0.011 lx (30IRE, F1.7, 1/30s)
Color: 0.015 lx (50IRE, F1.7, 1/30s)

White Balance ATW1 / ATW2 / AWC

Shutter Speed 60 fps Mode - 1/60 Fix to 1/10000 Fix
30 fps/5 fps mode - 1/30 Fix to 1/10000 Fix
50 fps Mode - 1/50 Fix to 1/10000 Fix
25 fps/2.5 fps mode - 1/25 Fix to 1/10000 Fix

Dynamic Range Max. 144 dB

Focus Adjustment Autofocus

Lens

Optical Zoom 2.3x (Motorized zoom / motorized focus)

Focal length 0.34 inches - 0.81 inches (9 - 21 mm)

Angular Field of View 16:9 mode - Horizontal: 15° (TELE) - 36° (WIDE),
Vertical: 9° (TELE) - 20° (WIDE)

4:3 mode - Horizontal: 11° (TELE) - 27° (WIDE),
Vertical: 9° (TELE) - 20° (WIDE)

Maximum Aperature Ratio 1:1.7 (WIDE) - 1:3.0 (TELE)

Focus Range 78.75 inches (2 m) - ∞

Adjustments

Mounting Horizontal: ±100° (TILT rotation part)*
Vertical: ±100° (TILT rotation part)*
Yaw: -190° to +100° (YAW rotation part)
* You can change between horizontal and vertical angels by adjusting the PAN rotation part

Network

Network IP 10Base-T / 100Base-TX, RJ45 connector

Resolution
H.265 / H.264 /
JPEG (MJPEG) 16: 9 mode (60 fps mode)
16: 9 mode (30 fps mode)
16: 9 mode (50 fps mode)
16: 9 mode (25 fps mode)

1920x1080, 1280x720, 640x360, 320x180

4: 3 mode (30 fps mode)

4: 3 mode (25 fps mode)

1280x960, VGA, QVGA

4: 3 mode (15 fps mode)

4: 3 mode (12.5 fps mode)

2048x1536*5, 1280x960, VGA, QVGA

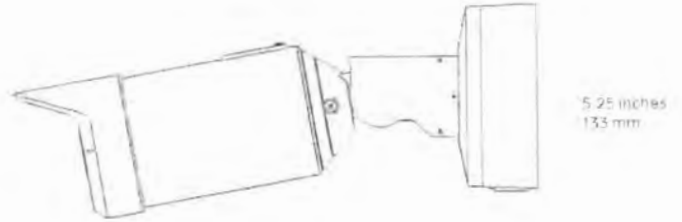
Transmission mode Constant bit rate / VBR / Frame rate / Best effort

Transmission Type Unicast port (AUTO) / Unicast port (MANUAL) / Multicast

Supported protocol IPv6: TCP/IP, UDP/IP, HTTP, HTTPS, SSL/TLS, SMTP, DNS, NTP

IPv4: TCP/IP, UDP/IP, HTTP, HTTPS, SSL/TLS, RTP, RTSP, RTP/RTCP, SMTP, DHCP, DNS, DDNS, NTP, SNMPv1/v2/v3, UPnP, IGMP, ICMP, ARP, IEEE 802.1X, DiffServ, SRTMP, SFTP, MQTT, LLDP

Dimensions



15.09 inches
383 mm



5.25 inches
133 mm

5.25 inches
133 mm

For more information, visit help.miovision.com,
email us at support@miovision.com,
or call us NA Toll-free at 1-855-360-7752

Miovision, Miovision Core, Miovision Smart, Miovision DataLink, Miovision, TraicLink, Miovision SmartLink, Miovision SmartSense,
Miovision SmartView 360 are registered trademarks or trademarks of Miovision Technologies Incorporated.

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MIOVISION

received
5-2-2024 2:5p

Item No. B.-10.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Philip Rath

Prepared By

Administration

Department

Department Head

City Administrator Approval

AGENDA TITLE: Resolution 111-2024 - A Resolution Approving and Authorizing Settlement and Release with Wash King, Inc.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution 111-2024

DISCUSSION:

In August of 2022, Wash King, Inc. installed a well at 528 N Hancock Street. On December 5, 2022 Wash King received a notice of violation from the Iowa DNR indicating the well was too close to a public water supply. In April of 2023 the City received a demand letter from Wash King requesting reimbursement for the cost of installing a new well in an approved location. Following a meeting between representatives from the City, County, Iowa DNR, and Wash King, the following Resolution and the Agreement and Release was drafted by the city attorney and the Release was signed by Wash King, Inc. This would resolve the matter between the parties.

Source of Funds: General Fund

Budgeted Item:

Budget Amendment Needed: Yes

RESOLUTION NO. 111-2024

RESOLUTION APPROVING AND AUTHORIZING
SETTLEMENT AND RELEASE WITH WASH KING, INC.

WHEREAS, on or about December 14, 2022, Wash King, Inc. made a claim for compensation from the City related to the siting of a private well situated on property located at 528 N Hancock (“disputed claim”); and

WHEREAS, the City denies any and all liability for the disputed claim; and

WHEREAS, in exchange for a full release, it is in the best interests of the City to resolve the disputed claim in a good faith effort to avoid further controversy, cost, and expense

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

Section 1. That settlement of the disputed claim involving the siting of the well at 528 N. Hancock is hereby authorized and approved.

Section 2. That the form and content of the attached Agreement and Release, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the City Administrator and the City Clerk be and they hereby are authorized, empowered and directed to execute the Agreement for and on behalf of the City, and are authorized, empowered and directed to take all further action as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED May 7, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 7 day of May, 2024.

City Clerk, City of Ottumwa, State of Iowa

AGREEMENT AND RELEASE

In consideration of the payment of \$5,000, and other good and valuable consideration, Wash King, Inc., and all its personal representatives, contractors past and present, successors, executors, subrogees, subrogors, indemnitors, indemnitees, predecessors, legal representatives and assigns do hereby agree to fully and forever release, acquit, exonerate and discharge the City of Ottumwa, Iowa, and its insurers, divisions, affiliates, officers, agents, employees, volunteers, assignees, indemnitors, indemnitees and attorneys, legal representatives and assigns (collectively referred to as "Released Parties," and individually as a "Released Party"), from any and all claims, demands and causes of action for all losses, costs, charges, expenses and damages of every kind, nature and character, now existing or hereafter arising, foreseen or unforeseen, known or unknown or hereafter becoming known, resulting directly or indirectly, proximately or remotely, from the permitting, construction, location, relocation of a well located at 528 N. Hancock St., Ottumwa, Iowa, or any related associated circumstances and events, and all related claims which were asserted or could have been asserted from the beginning of time to present date. It is expressly understood and agreed that this Agreement is the result of a compromise of a disputed claim and does not constitute an admission by either Party hereto of any liability or wrongdoing. Each Party expressly denies any such liability or wrongdoing and is entering into this Agreement in a good faith effort to resolve a controversy and avoid associated cost or expense.

WASH KING, INC.

Mary Sharp
Jeffrey Sharp, Authorized Representative

4.22.24
Date

CITY OF OTTUMWA, IOWA

Phil Rath, City Administrator

Date

ATTEST:

City Clerk

received
4-29-24 1300

business

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION APPROVING AMENDMENT NUMBER ONE TO
FISCAL YEAR 2024 BUDGET FOR THE CITY OF OTTUMWA, IOWA

Public hearing required if this box is checked.

The Board of Trustees for each Public Hearing must be advised by the Staff Summary if the Project or Fundation is not attached. The item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 106-2024 - approving Amendment
Number One to the FY 2024 budget.

DISCUSSION:

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

Amendment Number One is necessary to formalize the re-estimated revenue and expenditures in the FY 25 budget. Revenue for FY 24 increased by \$9,544,167 due to additional transfers in, investment gains, and unbudgeted franchise fees. The increase in income is offset by \$17,495,405 increase in expenditures. There is a corresponding increase in transfers out to the transfers in and unbudgeted expenses for capital projects. Ending fund balances are reduced an additional \$7,951,238 with the vast majority being reserves that are restricted use for projects.

RESOLUTION NO. 106-2024

A RESOLUTION APPROVING AMENDMENT NUMBER ONE TO FISCAL YEAR 2024
BUDGET FOR THE CITY OF OTTUMWA, IOWA

WHEREAS, the City of Ottumwa, Iowa adopted the Fiscal Year 2024 Annual Budget; and,

WHEREAS, it is necessary to amend said budget to reflect changes in revenues and expenditure estimates; and

WHEREAS, prior to approval of said amendment a public hearing must be held to receive comments and questions from the citizenry; and

WHEREAS, notice of said hearing was published in the *Ottumwa Courier* on April 18, 2024; and

WHEREAS, said hearing was held on May 7, 2024.

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

Amendment Number One to the Fiscal Year 2024 Annual Budget is hereby approved.

BE IT FURTHER RESOLVED THAT:

The Finance Director is directed to file Amendment Number One with all appropriate entities and prescribed by law.

APPROVED, PASSED, AND ADOPTED, this 7th day of May 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of OTTUMWA

Fiscal Year July 1, 2023 - June 30, 2024

The City of OTTUMWA will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2024

Meeting Date/Time: 5/7/2024 05:30 PM

Contact: Cole S. O'Donnell, Finance Director

Phone: (641) 683-6022

Meeting Location: Bridge View Center
102 Church St
Ottumwa, IA

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	13,459,893	850,975	14,310,868
Less: Uncollected Delinquent Taxes - Levy Year	2	10,000	0	10,000
Net Current Property Tax	3	13,449,893	850,975	14,300,868
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,696,478	75,000	1,771,478
Other City Taxes	6	5,558,764	1,430,030	6,988,794
Licenses & Permits	7	316,500	38,060	354,560
Use of Money & Property	8	105,500	1,582,174	1,687,674
Intergovernmental	9	3,858,622	727,058	4,585,680
Charges for Service	10	16,028,603	-2,988,153	13,040,450
Special Assessments	11	0	54,000	54,000
Miscellaneous	12	238,654	4,376,474	4,615,128
Other Financing Sources	13	0	56,000	56,000
Transfers In	14	16,228,399	3,342,549	19,570,948
Total Revenues & Other Sources	15	57,481,413	9,544,167	67,025,580
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	10,124,587	254,048	10,378,635
Public Works	17	9,284,432	1,009,632	10,294,064
Health and Social Services	18	713,593	203,522	917,115
Culture and Recreation	19	2,879,174	575,914	3,455,088
Community and Economic Development	20	1,333,121	255,948	1,589,069
General Government	21	2,236,297	2,041,860	4,278,157
Debt Service	22	7,649,703	-826,278	6,823,425
Capital Projects	23	5,318,065	2,128,041	7,446,106
Total Government Activities Expenditures	24	39,538,972	5,642,687	45,181,659
Business Type/Enterprise	25	6,854,251	8,510,169	15,364,420
Total Gov Activities & Business Expenditures	26	46,393,223	14,152,856	60,546,079
Transfers Out	27	16,228,399	3,342,549	19,570,948
Total Expenditures/Transfers Out	28	62,621,622	17,495,405	80,117,027
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-5,140,209	-7,951,238	-13,091,447
Beginning Fund Balance July 1, 2023	30	34,945,005	-4,777,634	30,167,371
Ending Fund Balance June 30, 2024	31	29,804,796	-12,728,872	17,075,924

Explanation of Changes: Revenue: Unexpected receipts. Expenditures: Additional project expenses.

received
5.2.24 9AM

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 112-2024: A Resolution Adopting Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 98-2024.

DISCUSSION: Legislation passed by the Iowa Legislature last year affects city's authorities to use urban revitalization to provide tax abatement. This resolution adopts an amendment to the Ottumwa Urban Revitalization Plan to reflect the new legislation.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

There are two significant changes. For property assessed as residential property, taxes levied by the school district are exempt from abatement under the new legislation. This will reduce the tax benefit from urban revitalization abatement. Second, for property assessed as commercial property, the property owner and city will need to enter into a minimum assessment agreement in order access abatement.

The Urban Revitalization Plan area includes the entire City of Ottumwa and abatement is available for qualifying projects across the entire community.

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

May 7, 2024

5:30 P.M.

Amended and Restated Ottumwa Urban Revitalization Plan

- Public hearing on the matter of the adoption of Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area
- Resolution adopting the proposed Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

May 7, 2024

The City Council of the City of Ottumwa in the State of Iowa, met in regular session, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at 5:30 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the Amendment and _____ were made. The public hearing was closed.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION ADOPTING AMENDMENT NO. 1 TO THE AMENDED AND RESTATED OTTUMWA URBAN REVITALIZATION PLAN FOR THE OTTUMWA URBAN REVITALIZATION AREA," and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2024, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 112-2024

RESOLUTION ADOPTING AMENDMENT NO. 1 TO THE
AMENDED AND RESTATED OTTUMWA URBAN
REVITALIZATION PLAN FOR THE OTTUMWA URBAN
REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, on December 21, 2021, the City of Ottumwa, Iowa (the "City") adopted the Amended and Restated Ottumwa Urban Revitalization Plan (the "Amended and Restated Plan" or "Plan") for the Ottumwa Urban Revitalization Area (the "Revitalization Area" or "Area"); and

WHEREAS, by the foregoing action, the Council has determined that the Revitalization Area within the City can be revitalized as authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amendment No. 1 to the Amended and Restated Plan ("Amendment") has been prepared, the purpose of which is to amend the Plan to reflect anticipated changes to Iowa Code Chapter 404, scheduled to take effect on July 1, 2024; and

WHEREAS, after published notice was given, as required by law, the City Council held a public hearing on May 7, 2024, on the Amendment and considered all objections, comments, and evidence presented.

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

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to warrant amending the proposed Amendment.

Section 2. That the proposed Amendment is adopted in the form attached as Exhibit 1 to this Resolution; the City Clerk is hereby directed to file a certified copy of the Amendment and this Resolution with the County Assessor.

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict,

PASSED AND APPROVED this 7th day of May, 2024.

Mayor

ATTEST:

City Clerk

EXHIBIT 1

Amendment No. 1 to the Amended and Restated Ottumwa Urban Revitalization Plan

**AMENDMENT NO. 1
TO THE
AMENDED AND RESTATED
OTTUMWA URBAN REVITALIZATION PLAN**

CITY OF OTTUMWA, IOWA

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this Act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

In 2021, the City of Ottumwa, Iowa (“City”) adopted the Amended and Restated Ottumwa Urban Revitalization Plan (“Amended and Restated Plan” or “Plan”) for the Ottumwa Urban Revitalization Area (the “Urban Revitalization Area” or “Area”). In 2023, the Iowa General Assembly adopted legislation (House File 718) making changes to Iowa Code Chapter 404, which are scheduled to take effect on July 1, 2024.

In anticipation of these changes, the City is adopting this Amendment No. 1 to the Amended and Restated Plan (the “Amendment”) in order to align the provisions of the Amendment and Restated Plan with the revised provisions of Iowa Code Chapter 404.

Except as modified by this Amendment, the provisions of the Amended and Restated Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided therein. All subsections of the Amended and Restated Plan not mentioned in this Amendment shall continue to apply to the Plan and the Area. In case of any conflict or uncertainty, the terms of this Amendment shall control and any parts of the Amended and Restated Plan in conflict with this Amendment are hereby repealed.

CHANGES ADOPTED BY THIS AMENDMENT

1. Limitation for Properties Assessed as Residential.

Beginning with first year applications filed with the City on or after July 1, 2024, the revisions to Iowa Code Chapter 404 will exclude property tax levies imposed by a school district from the exemptions available to properties assessed as residential.

The City’s adopted exemptions for “Residential,” “Residential – Historical Contributing Building,” and “Residential with Three or More Separate Dwelling Units” will be impacted by this change. For the avoidance of doubt, these exemptions are restated below, now reflecting the limitation expected to take effect on July 1, 2024:

Residential

All Eligible Property assessed as residential is eligible to receive exemption from taxation on the actual value added by the Qualifying Improvements. The amount of the exemption is one hundred percent (100%) on the actual value added by the Qualifying Improvements; *provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D.* The exemption is for a period of three (3) years.

Residential – Historical Contributing Building

All Eligible Property assessed as residential and (1) listed as a “contributing building” in the nomination papers for the Court Hill Historic District, Fifth Street Bluff Historic District, Vogel Place Historic District or North Fellows Historic District, or (2) individually listed on the National Register of Historic Places is eligible to receive an exemption from taxation on the actual value added by the Qualifying Improvements. In order to be eligible for this exemption, the Qualifying Improvements must not increase the population density of the facilities being improved and must be found to be historically sensitive based on the criteria established by the Ottumwa Planning and Development Department.

The amount of the exemption is one hundred percent (100%) on the actual value added by the Qualifying Improvements; *provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D.* The exemption is for a period of five (5) years.

This exemption is available for this particular subset of residential property in lieu of the general residential property exemption set forth above, and is made available to further the City’s planning objectives with respect to preserving and appropriately redeveloping significant historical structures.

Residential with Three or More Separate Dwelling Units

All Eligible Property assessed as residential under Iowa Code Section 441.21(14)(a)(6) on or after January 1, 2022, having three or more separate dwelling units, is eligible to receive an exemption from taxation on the actual value added by the Qualifying Improvements; *provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D.* The exemption is for a period of ten (10) years. The amount of the partial exemption is equal to a percent of the actual value added by the Qualifying Improvements, determined as follows:

First Year – 100%

Second Year	–	100%
Third Year	–	80%
Fourth Year	–	80%
Fifth Year	–	60%
Sixth Year	–	60%
Seventh Year	–	40%
Eighth Year	–	40%
Ninth Year	–	20%
Tenth Year	–	20%

This exemption is available for this particular subset of residential property in lieu of the general residential property exemption set forth above, and is made available to further the City’s planning objectives with respect to ensuring the availability of a variety of housing options and promoting the development of multi-family residential properties.

2. Limitation for Properties Assessed as Commercial.

Beginning with first year applications filed with the City on or after July 1, 2024, the revisions to Iowa Code Chapter 404 require that a property owner seeking an exemption on a property assessed as commercial enter into a written assessment agreement with the City, specifying a minimum actual value for the completed improvements.

To reflect this new requirement, the following paragraph is added to the “Application Procedures” section of the Plan:

Additional Requirement for Properties Assessed as Commercial: Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

No change is made to the exemption available to properties assessed as commercial. For the avoidance of doubt, the exemption permitted under the Amended and Restated Plan for properties assessed as commercial (or industrial) is restated below:

Commercial or Industrial

All Eligible Property assessed as commercial or industrial is eligible to receive an exemption from taxation on the actual value added by the Qualifying Improvements. The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the actual value added by the Qualifying Improvements, determined as follows:

First Year	–	80%
Second Year	–	65%

Third Year	–	45%
Fourth Year	–	25%
Fifth Year	–	10%

EFFECTIVE DATE

This Amendment No. 1 to the Amended and Restated Plan shall be effective upon the approval of a resolution by the City Council adopting the Amendment (“Effective Date”).

02303314\10981-184

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

received
5.2.24 9Am

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 113-2024: Resolution Approving and Authorizing the Conveyance of Certain Real Property Locally Known as 119 W Fifth, Ottumwa, Iowa to John and Noma Woudenberg

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 113-2024.

DISCUSSION: The City acquired the property at 119 W Fifth as part of an action under Iowa Code Section 657A which empowers cities to take title to abandoned property. However, during the course of this action, the prior owner entered into a purchase agreement with John and Noma Woudenberg. Because the Woudenbergs are known to the department and have demonstrated capability in the necessary renovation and because the City seeks a

Source of Funds:

Budgeted Item: Budget Amendment Needed:

resolution that settles any issue with the title, Staff recommends selling the property to the Woudenbergs for \$15,000.

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

May 7, 2024

5:30 p.m.

- Public hearing on the proposal to convey certain real property locally known as 119 W. Fifth, Ottumwa, Iowa to John and Noma Woudenberg
- Resolution approving and authorizing the conveyance of certain real property locally known as 119 W. Fifth, Ottumwa, Iowa to John and Noma Woudenberg

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 7, 2024

The City Council of the City of Ottumwa in the State of Iowa, met in _____ session, in the Council Chambers, Bridge View Center, 102 Church Street, Ottumwa, Iowa at 5:30 p.m., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposed conveyance of certain City interests in real property, and that notice of the proposed action had been published pursuant to the provisions of Section 362.3 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ then introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY LOCALLY KNOWN AS 119 W. FIFTH, OTTUMWA, IOWA TO JOHN AND NOMA WOUDEBERG", and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2024, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 113-2024

RESOLUTION APPROVING AND AUTHORIZING THE
CONVEYANCE OF CERTAIN REAL PROPERTY LOCALLY
KNOWN AS 119 W. FIFTH, OTTUMWA, IOWA TO JOHN AND
NOMA WOUDEMBERG

WHEREAS, the City Council of the City of Ottumwa (the "City") has received a proposal in the form of a proposed Real Estate Purchase Agreement with John and Noma Woudenberg (the "Agreement"), which Agreement proposes the sale of certain City-owned real property to John and Noma Woudenberg (the "Buyer") for \$15,000 and other good and valuable consideration, under the terms and conditions set forth in the Agreement; and

WHEREAS, the real property proposed to be sold and conveyed to the Buyer under the Agreement is legally described as follows:

Lot 18 and the Southeast one-half of Lot 19 in Half Block 4 in the Original Plat of the City of Ottumwa, Wapello County, Iowa. Also known as Lot 18 and the Southeast Half of Lot 19 in Half Block 4 in the Original Plat of the City of Ottumwa, Wapello County, Iowa, and being more particularly described as follows, to-wit: Beginning at the most Easterly corner of said Lot 18, thence Southwesterly along the Southeasterly line of said Lot 18, a distance of 198 feet to the most Southerly corner of Lot 18, said point also being on the Northeasterly line of West Fifth Street in the said City of Ottumwa, Iowa, thence Northwesterly along the said Northeasterly line of West Fifth Street, a distance of 111.71 feet; thence Northeasterly a distance of 198 feet to a point on the Southwesterly along the said Southwesterly line of West Sixth Street, a distance of 111.91 feet to the point of beginning, to the City of Ottumwa, Wapello County, Iowa

(the "Property"); and

WHEREAS, pursuant to notice published as required by law, at this meeting, the City Council has held a hearing on the proposal to convey certain City interests in the Property and the extent of objections received from residents or property owners as to said proposed transaction has been fully considered; and, accordingly 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 the Property described herein shall be conveyed by the City to John and Noma Woudenberg for \$15,000 and other good and valuable consideration, pursuant to the terms and conditions of the Agreement.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered

and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed, including the execution of the necessary conveyance documents.

PASSED AND APPROVED this May 7, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024,

City Clerk, City of Ottumwa, State of Iowa

Real Estate Purchase Agreement

This Real Estate Purchase Agreement made by and between the City of Ottumwa, Iowa (the "Seller") and John and Noma Woudenberg, a married couple (the "Buyer").

The parties agree as follows:

1. **Purchase and Sale of Property.** The Seller shall convey to the Buyer the real property legally described as follows:

Lot 18 and the Southeast one-half of Lot 19 in Half Block 4 in the Original Plat of the City of Ottumwa, Wapello County, Iowa. Also known as Lot 18 and the Southeast Half of Lot 19 in Half Block 4 in the Original Plat of the City of Ottumwa, Wapello County, Iowa, and being more particularly described as follows, to-wit: Beginning at the most Easterly corner of said Lot 18, thence Southwesterly along the Southeasterly line of said Lot 18, a distance of 198 feet to the most Southerly corner of Lot 18, said point also being on the Northeasterly line of West Fifth Street in the said City of Ottumwa, Iowa, thence Northwesterly along the said Northeasterly line of West Fifth Street, a distance of 111.71 feet; thence Northeasterly a distance of 198 feet to a point on the Southwesterly along the said Southwesterly line of West Sixth Street, a distance of 111.91 feet to the point of beginning, to the City of Ottumwa, Wapello County, Iowa (119 W. Fifth, Ottumwa, Wapello County, Iowa 52501).

together with any easements and servient estates appurtenant thereto and subject to any (i) zoning restrictions, (ii) easements of record, and (iii) and restrictive covenants of record (the "Property").

2. **Purchase Price.** In consideration for the Property, Buyer shall pay to Seller \$15,000 (the "Purchase Price") and shall pay other costs associated with the transaction, as further described in section 7. The Buyer shall pay the Purchase Price in cash on the Closing Date with proper adjustments as provided in this agreement.

3. **Real Estate Taxes.** The Buyer acknowledges that the Seller is a tax-exempt government entity, and the Buyer agrees that the Seller shall not be required to pay any real estate taxes or to give the Buyer a credit for prorated real estate taxes at Closing. The Buyer shall pay all real estate taxes, if any, assessed against the Property.

4. **Special Assessments.** The Seller shall pay all special assessments which are a lien on the Property as of the Closing Date. The Buyer shall pay all other special assessments.

5. **Risk of Loss and Insurance.** The Seller agrees to maintain any property casualty insurance it currently carries for the Property until the Closing Date. If the Property is destroyed prior to the Closing Date, the Buyer may elect to: (i) terminate this agreement by written notice to the Seller, or (ii) complete the Closing and receive insurance proceeds payable under the Seller's insurance policies described in this section 5.

6. **Closing and Possession.** Closing shall occur on a date mutually agreed to between the parties on or before May 2, 2024, (the "Closing Date"). The Seller shall deliver possession of the Property to the Buyer on the Closing Date. This transaction shall be considered closed upon: (i) the filing of all title transfer documents, and (ii) the Seller's receipt of all funds due from the Buyer under this agreement ("Closing").

7. **Closing Costs.** At Closing, each party shall pay the following costs:
- a. Seller shall pay the following costs associated with this transaction:
 - i. Seller's attorney's fees incurred by Seller in connection with this transaction.
 - b. Buyer shall pay the following costs associated with this transaction:
 - i. The Purchase Price under section 2 of this agreement.
 - ii. Buyer's attorney's fees.
 - iii. The cost of any abstract creation and/or update under section 10 of this agreement.
 - iv. The cost to prepare any survey under section 11 of this agreement.
 - v. The recording fee to record the deed transferring title to Buyer.
 - vi. The recording fee to record an affidavit with proceedings of the Ottumwa City Council to satisfy Iowa Title Standard 2.1.
 - vii. The publication costs for the notice of public hearing published by Seller in satisfaction of Iowa Code Section 364.7.
 - viii. All other costs associated with this transaction.

8. **Fixtures.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to, or are a part of the real estate, whether attached or detached.

9. **Inspection and Disclaimer of Warranties.** The Buyer acknowledges and agrees that the Seller is not making and has not at any time made any warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, any warranties or representations as to habitability, merchantability, fitness for a particular purpose, title, leasing, zoning, tax consequences, latent or patent physical condition, utilities, operating history or projections, valuation, governmental approvals, or the compliance of the Property with laws. The Buyer represents to the Seller that the Buyer has conducted, or will conduct prior to Closing, any investigations of the Property, including its physical and environmental condition, as the Buyer deems necessary to satisfy itself as to the condition of the Property. The Buyer acknowledges and agrees that at the Closing, the Buyer shall accept the Property "as is, where is, with all faults." At the Closing, the Buyer shall be deemed to have released the Seller from any claims, known or unknown, which the Buyer might have asserted or alleged against the Seller arising out of any latent or patent physical condition of the Property, violations of any applicable laws, and any other matters regarding the Property. The Buyer acknowledges that the compensation to be paid to the Seller for the Property considers that the Property is being sold subject to the provisions of this section 9.

10. **Abstract and Title.** Seller will not provide an abstract of title to the Property. The Buyer may obtain an abstract of title or a title report for the Property at their expense. If Buyer obtains a title report for the Property and the title opinion does not show marketable title in Seller in conformity with this agreement, Iowa law, and the title standards of the Iowa State Bar Association, then the Seller shall reasonably cooperate with the Buyer to remedy any defects to title. If the Seller is unable to cure the defects to title by the Closing Date, then either party may terminate this agreement by giving 10 calendar days written notice to the other party.

11. **Survey.** Prior to Closing, Buyer may, at Buyer's expense, have the Property surveyed

by a registered land surveyor.

12. **Deed.** At Closing, Seller shall convey the Property to Buyer by deed without warranty, free and clear of all liens, restrictions, and encumbrances except as permitted by this agreement.

13. **Termination or Delay.** The Parties hereby expressly agree that in the event a Court of competent jurisdiction determines that legal title to this Property is not properly held by the Seller, then Closing shall be delayed until such time as legal title of the Property is transferred to Seller; provided, however, that upon such determination either party may terminate this agreement by written notice delivered to the other party, without penalty to either party.

14. **Remedies of the Parties.**

- a. If the Seller breaches, repudiates, or otherwise fails to timely perform this agreement, the Buyer's sole and exclusive remedy will be to terminate this agreement by written notice to the Seller and to recover its actual out-of-pocket expenses associated with this transaction from the Seller.
- b. If the Buyer breaches, repudiates, or otherwise fails to timely perform this agreement, the Seller may elect to (i) terminate this agreement by written notice to the Buyer, or (ii) to enforce this agreement by any remedy available to it under law, including specific performance.
- c. The prevailing party in any dispute arising out of this agreement shall be entitled to obtain judgment for its reasonable costs and attorney fees.

15. **Notice.** For a notice under this agreement to be valid, it must be in writing and must be delivered either (i) in person, (ii) via certified mail to the address noted below, or (iii) via email if the receiving party consents to receiving notice via email. All notices shall be effective upon receipt.

If to the Seller:

City of Ottumwa, Iowa
ATTN: Philip Rath, Administrator
105 E. 3rd Street
Ottumwa, IA 52501

If to the Buyer:

John & Noma Woudenberg
122 W. Fifth St.
Ottumwa, IA 52501

16. **Time of the Essence.** In the performance of each part of this agreement, time shall be of the essence.

17. **Choice of Law.** All claims relating to this agreement shall be governed by the laws of the State of Iowa without regard to principles of conflicts of law.

18. **Forum.** The sole and exclusive jurisdiction for any action arising from or relating to this agreement shall be in the state or federal courts located in the State of Iowa.

19. **Assignment.** Neither party may transfer to any other person (i) any discretion granted under this agreement, (ii) any right under this agreement, (iii) any remedy under this agreement, or (iv) any obligation imposed under this agreement.

20. **Survival.** This agreement shall survive the Closing.
21. **Entire Agreement.** This agreement constitutes the entire understanding between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether written or oral, between the parties.
22. **Modification.** No amendment of this agreement will be effective unless it is in writing and signed by both parties.
23. **Waiver.** No waiver under this agreement will be effective unless it is in writing and signed by the party granting the waiver.
24. **Severability.** The parties agree that if a dispute between the parties arises out of this agreement, they would want the court to interpret this agreement as follows:
- a. With respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;
 - b. If an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of this agreement will remain in effect;
 - c. By holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and
 - d. If modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire agreement unenforceable.
25. **Certification.** Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.
26. **Counterpart and Electronic Signatures.** This agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile and PDF signatures shall be given the same effect as original signatures.

**SELLER:
CITY OF OTTUMWA, IOWA**

By: _____
Richard W. Johnson, Mayor

Date: _____

By: _____
Christina Reinhard, City Clerk

**BUYER:
JOHN AND NOMA Woudenberg**

Signature _____
John Woudenberg

Date: _____

Signature _____
Noma Woudenberg

Date: _____

02313618\10981-1044

received
5/22/24 9AM

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 114-2024; Resolution 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. 9 to the West Gate Economic Development Urban Renewal Plan

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 114-2024.

DISCUSSION: The City has offered the Downtown Development Grant program for over a decade and has achieve significant progress on downtown revitalization. Grants are available to improve building facades, replace roofs, whitebox potential space for new tenants and purchase restaurant equipment. The grants have also been a source of local match to leverage much larger state and federal resources downtown. In addition to funds from the

Source of Funds:

Budgeted Item: Budget Amendment Needed:

Legacy Foundation, the City has primarily relied on capital bonding to fund these grants. HF 718 removed language that allowed cities to use general corporate purpose bonds to fund projects for the "health and welfare of citizens" and reduced the uses bonding can be used for.

However, Urban Renewal Projects which are part of an Urban Renewal Plan are still eligible for general corporate purpose bonding. Because the entire downtown grant program area is within the Westgate Urban Renewal Area, Amendment No. 9 creates an Urban Renewal Project within the Westgate Urban Renewal Plan for the Downtown Development Grant Program. This empowers the City to continue to leverage bonding as the Council sees necessary for this important project.

The amendment makes no other changes to the Westgate URP and adds no additional property to the Westgate URA. The Plan and Zoning Commission recommended that the Council adopt the amendment at their April 1, 2024 meeting. There were no attendees from other taxing entities at the April 17 consultation meeting.

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

May 7, 2024

5:30 P.M.

West Gate Economic Development Urban Renewal Plan

- Public hearing on the proposed Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan
- Resolution 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 the Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

May 7, 2024

The City Council of the City of Ottumwa, State of Iowa, met in _____ session, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at 5:30 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan, the Mayor first asked for the report of the Community Development Director, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Community Development Director, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION 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. 9 TO THE WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2024, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 114-2024

RESOLUTION 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. 9 TO THE WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 39-1989, adopted May 2, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the West Gate Economic Development Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Gate Economic Development Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Wapello County; and

WHEREAS, the Plan has subsequently been amended eight times, lastly by the adoption of Amendment No. 8 to the Plan, adopted by Resolution No. 217-2019 on October 1, 2019; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Being a part of Section 23, 24, 25, 26, T 72 N, R 14 W in the City of Ottumwa, Wapello County, Iowa, and being more particularly described as follows:

Beginning at the center of Sec. 23, T 72 N, R 14 W; Thence South along the North-South center line of Section 23 to the South Right-of-Way line of U.S. Highway 34; Thence West along the South Right-of-Way line of U.S. Highway 34 to the West Right-of-Way line of Wildwood Drive; Thence South along the West Right-of-Way line of Wildwood Drive to the South line of Richmond Avenue; Thence East along the South line of Richmond Avenue to the East line of Carlisle Street; Thence Northeasterly along the East line of Carlisle Street to the South Bank of the South Ottumwa Lagoon; Thence Northwest along the South bank of the Lagoon to the Easterly Right-of-Way line of Wapello Street; Thence Northeasterly along Wapello Street Right-of-Way line to the South line of U.S. Highways 63 and 34; thence West along said Right-of-Way line to the Westerly Right-of-Way line of U.S. Highway 63; Thence Northeasterly along the West line of U.S. Highway 63 to the center line of the Des Moines River Levee; Thence Northwesterly along the center line of the Levee to the West line of Clay Street; Thence Northeasterly along the West line of Clay Street to the South line of Main Street; Thence Northwest along the South line of Main Street to the Westerly line of Blackhawk Street;

Thence along the Northwesterly and North Right-of-Way line of Blackhawk Street to the center of Section 23, T 72 N, R 14 W and the Point of Beginning.

AMENDMENT NO. 1 AREA

Beginning at the center of Sec. 23, T 72 N, R 14 W; thence east and northeasterly along the north right-of-way line of Blackhawk Street to the south line of Main Street; thence southeasterly along the south line of Main Street to the west line of Clay Street; thence southwesterly along the west line of Clay Street to the center line of the Des Moines River Levee; thence southeasterly along the centerline of the levee to the west line of U.S. Highway 63; thence southeasterly along the westerly right-of-way line of U.S. Highway 63 to the south line of U.S. Highways 63 and 34; thence southeasterly along the south line of U.S. Highways 63 and 34 to the easterly right-of-way line of Wapello Street; thence southwesterly along the easterly right-of-way line of Wapello Street to the south bank of the south Ottumwa Lagoon; thence southeast along the south bank of the lagoon to the east line of Carlisle Street; thence southwesterly along the east line of Carlisle Street to the south line of Richmond; thence east along the south line of Richmond Avenue to the west line of Willard Street; thence south long the west line of Willard Street to the south right-of-way line of Vine Street; thence east and northeast along the south and southeasterly right-of-way line of Vine Street to the north right-of-way line of Second Street; thence northwesterly along the north right-of-way line to the easterly right-of-way line of Union Street; thence northeasterly along the right-of-way line of Union Street to the north right-of-way line of Fourth Street; thence northwesterly along said right-of-way line to the westerly right-of-way line of Kitterman Avenue; thence southwesterly along the said right-of-way line to the north right-of-way line of Second Street; thence northwesterly along said right-of-way line to the west corporate line; thence southeasterly and south along the west corporate line to the point of beginning.

AMENDMENT NO. 2 AREA

Commencing at the point of intersection between the center section line of Sec. 27-72-14 and the south right of way line of Highway US 34, thence southerly following the corporate limit line to Finley Avenue, thence easterly to Wildwood Drive, thence northerly to the south property line of residential property 921 Wildwood Drive, thence following the corporate limit line westerly to the southwest corner of said property, thence northerly 435 feet to the northwest corner of residential property 929 Wildwood Drive, thence easterly to the west right of way line of Wildwood, thence northerly to the southeast corner of the Team Duea property, thence westerly 317.75 feet to the southwest corner of said property, thence northerly 372.90 to the south right of way line of Highway US 34, thence westerly along said right of way line to the point of beginning.

The area excludes the Team Duea Property and the residential properties at 921 & 929 Wildwood Drive located in Wapello County. Included are the 5 acres west of

the Team Duea Property previously annexed this year and the full rights of way of all streets forming the boundary.

Lots 1, 2, 3, 4 and 5 of Vaughn's Second Addition; Lot A (public right-of-way known as Vaughn Drive), and all of the public right-of-way of Quincy Avenue and U.S. Highway No. 34 contiguous to Vaughn's Second Addition.

NOTE: References in the legal description for the Amendment No. 2 Area to the "corporate limit line" refer to the corporate limit line existing in 2002, which is the year Amendment No. 2 to the Plan was adopted and approved.

AMENDMENT NO. 3 AREA

Commencing at the Northwesterly intersection of the Vine Street and Main Street Right of Way lines in the City of Ottumwa, Section 30, Township 72 North, Range 13 West, Wapello County, Iowa, and the Point Of Beginning, thence Easterly along the Northerly Right Of Way line of Main Street, continuing East across U.S. Highway 34 and following the North Right Of Way of Roemer Avenue to the Corporate City Limits; thence South along said Limits to the corner thereof; thence West to the corner thereof; thence South along said Limits through three small offsets to the East and continuing South to Brick Row; thence East along Brick Row to the corner thereof; thence South along said Limits to the Burlington Northern and Santa Fe Railroad; thence Northwesterly along said Railroad to the corner of said Limits; thence South along said Limits to Northerly bank of the Des Moines River; thence Southwesterly and Southerly along said river bank to the existing Corporate Limits; thence West along said Limits to the Easterly Right Of Way of 120th Avenue/Walnut Avenue; thence North along the Easterly Right of Way line of 120th Avenue/Walnut Avenue to the corner of the Corporate Limits, thence West along said limits to the corner thereof; thence Southerly along said limits and the Des Moines River to an extension of the North Right of Way of Mary Street; thence West along said North line and the Corporate Limits to the westerly Right Of Way line of U.S. Highway 63, thence Northwesterly along said Right of Way line to the Northwesterly Right Of Way line of Vine Street, thence Northeasterly along said Right of Way line to the Point Of Beginning.

The urban renewal area includes the full Right of Way of all streets forming the boundary.

AMENDMENT NO. 4 AREA

DELETING the following area from the West Gate Economic Development Urban Renewal Area:

THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23 LYING SOUTH OF HIGHWAY 34 AND THAT PART OF THE NORTHWEST QUARTER (NW1/4)

OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, ALL IN TOWNSHIP 72 NORTH, RANGE 14 WEST OF THE 5TH P.M., IN THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 23; THENCE N88°47'47"E, 30.00 FEET TO THE OTTUMWA CORPORATE LIMIT LINE AND THE EAST RIGHT OF LINE OF WILDWOOD DRIVE TO THE POINT OF BEGINNING; THENCE NORTH ALONG SAID LIMIT LINE TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 34; THENCE 558.99 FEET ALONG SAID RIGHT OF WAY LINE ON A 5558.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING N82°42'02"E, 558.75 FEET); THENCE ALONG SAID RIGHT OF WAY S85°09'42"E, 98.40 FEET; THENCE ALONG SAID RIGHT OF WAY N81°11'49"E, 97.72 FEET; THENCE 124.64 FEET ALONG SAID RIGHT OF WAY LINE ON A 5575.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY (CHORD BEARING N88°12'39"E, 124.63 FEET); THENCE ALONG SAID RIGHT OF WAY N88°51'04"E, 25.45 FEET; THENCE S00°42'37"W, 44.47 FEET; THENCE S08°18'43"W, 43.41 FEET; THENCE S40°17'00"W, 112.44 FEET; THENCE S30°33'18"W, 67.46 FEET; THENCE S47°58'30"W, 71.07 FEET; THENCE S57°47'54"W, 181.33 FEET; THENCE S49°35'53"W, 243.76 FEET; THENCE S30°18'30"W, 181.95 FEET; THENCE S51°53'28"W, 196.54 FEET; THENCE S83°00'08"W, 153.71 FEET TO THE OTTUMWA CORPORATE LIMIT LINE AND EAST RIGHT OF WAY LINE OF WILDWOOD DRIVE. THENCE NORTH ALONG SAID EAST RIGHT OF WAY OF WILDWOOD DRIVE AND CORPORATE LIMIT LINE TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 9.89 ACRES MORE OR LESS.

AMENDMENT NO. 5

Amendment No. 5 did not add or remove land.

AMENDMENT NO. 6

Amendment No. 6 did not add or remove land.

AMENDMENT NO. 7 AREA

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 2ND STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MCLEAN STREET; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH MCLEAN STREET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST HOLT STREET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST HOLT STREET EXTENDED EASTERLY TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MAPLE AVENUE EXTENDED NORTHWESTERLY; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST MAPLE AVENUE TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 5TH STREET; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID

NORTH 5TH STREET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST 5TH STREET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST 5TH STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WAPELLO STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WAPELLO STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 4TH STREET ALSO BEING A COMMON LINE WITH THE AMENDMENT #1 IN THE WEST GATE URBAN RENEWAL PLAN; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 4TH STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF KITTERMAN AVENUE EXTENDED NORTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KITTERMAN AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 2ND STREET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 2ND STREET TO THE POINT OF BEGINNING. AFORESAID, ALL BEING A COMMON LINE WITH THE AMENDMENT #1 IN THE WEST GATE URBAN RENEWAL PLAN, ALL IN THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA.

AMENDMENT NO. 8

Amendment No. 8 did not add or remove land.

WHEREAS, a proposed Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to and/or confirm the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 9 adds no new land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on April 2, 2024, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 9 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 9 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Community Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 9 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Ottumwa Courier, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 9, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 9 concerning the area of the City of Ottumwa, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 9 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; 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 this City.

Section 4. That Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan of the City of Ottumwa, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 9 to the West Gate Economic Development Urban Renewal Plan for the City of Ottumwa, State of Iowa"; Amendment No. 9, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 9 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 9 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 9 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Wapello County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 9, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 7th day of May, 2024.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

EXHIBIT 1

Amendment No. 9 West Gate Economic Development Urban Renewal Plan

AMENDMENT NO. 9
to the
**WEST GATE ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN**
for the
**WEST GATE ECONOMIC DEVELOPMENT
URBAN RENEWAL AREA**

CITY OF OTTUMWA, IOWA

Adopted – May 1989
Amendment No. 1 – July 1994
Amendment No. 2 – May 2002
Amendment No. 3 – November 2009
Amendment No. 4 – August 2011
Amendment No. 5 – March 2013
Amendment No. 6 – March 2016
Amendment No. 7 – October 2017
Amendment No. 8 – May 2019
Amendment No. 9 – May 2024

AMENDMENT NO. 9
to the
WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN
for the
WEST GATE ECONOMIC DEVELOPMENT URBAN RENEWAL AREA
CITY OF OTTUMWA, IOWA

INTRODUCTION

The West Gate Economic Development Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the West Gate Economic Development Urban Renewal Area (“Area” or “Urban Renewal Area”) was adopted in 1989 and amended in 1994, 2002, 2009, 2011, 2013, 2016, 2017, and 2019.

The Urban Renewal Plan is now being further amended to add and/or confirm proposed urban renewal projects to be undertaken within the Urban Renewal Area by this Amendment No. 9 (“Amendment” or “Amendment No. 9”). No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base values" or "base valuations" of the original Urban Renewal Area and any subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

AREA DESIGNATION

The Urban Renewal Area, as amended by this Amendment, continues to be a mixed blight and economic development (commercial/industrial/low and moderate income housing) area. This Amendment makes no change in the Area designation.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in Our Ottumwa 2040 Comprehensive Plan adopted in August 2020 and amended October 4, 2022. The Urban Renewal Plan, as amended, and the projects described in this Amendment No. 9, are in conformity with the goals, objectives, and overall policies identified in the Comprehensive Plan.

This Urban Renewal Plan, as amended, does not in any way replace the City’s current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 9)

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Amendment include:

1. City of Ottumwa’s Downtown Area Revitalization Grant Programs. The City expects to continue to administer programs to encourage quality maintenance and redevelopment of the Downtown district. The Façade Grant Program, Loan Interest Credit Program, Commercial Paint Program, White Box Program, Roof Replacement Grant Program and Restaurant Equipment Program (collectively the “Programs”) are further explained in the City’s Downtown Development Guide (June 4, 1996) and the City’s Policy Statements related to the Programs last published in 2022, each of which may be updated from time to time. The Programs are key components of the City’s efforts to remediate blighting influences in the Area. The City anticipates funding the Programs with up to \$500,000 of City funds in Fiscal Years 2025 and 2026; with such funds being made available through a variety of City sources, including borrowing funds. The Programs may also be supported by pass-through funds from State or Federal programs in an amount approximated to be \$3,000,000 during the same time period. Any funds provided to private parties under the Programs will be provided pursuant to the terms of the Programs and an applicable grant agreement.

2. Development Agreements. The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$16,000,000.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$100,000

FINANCIAL DATA

1.	July 1, 2023 constitutional debt limit:	\$59,996,000
2.	Current outstanding general obligation debt:	\$30,775,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 9) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$16,600,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area, nor does it include pass-through funds from State or Federal programs.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development or redevelopment consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all

the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

EFFECTIVE PERIOD

This Amendment No. 9 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council. The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the *Code of Iowa*. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

This Urban Renewal Area, and all subareas therein, has been designated as being appropriate for both blight remediation and economic development activities. Because Iowa Code section 403.17(10) provides that the 20-year limitation on the division of revenues applies only to economic development area with no part containing slum or blighted conditions, and because the Urban Renewal Area, as amended, contains parts that are blighted, the Area is not subject to the 20-year limitation set forth in section 403.17(10). Therefore, notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the division of revenue in the Urban Renewal Area, as amended, has no sunset.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

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CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WAPELLO

)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

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CONSULTATION MEETING WITH TAXING ENTITIES
AMENDMENT NO. 9 TO THE WEST GATE URBAN RENEAL PLAN

April 17, 2024
Conference Room, Ottumwa Depot

10:00 A.M.
210 W Main

Attendance:

Present:

Zach Simonson, Community Development Director

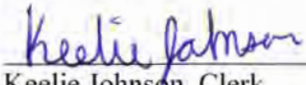
DISCUSSION:

Zach Simonson was available for the meeting, but there were no attendees from taxing entities. Simonson closed the meeting at 10:20am.



Zach Simonson, Community Development Director

ATTESTED



Keelie Johnson, Clerk

received
5.2.2024 a15p

Item No. G.-1.

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Ordinance No. 3221-2024: An Ordinance to re-establish and continue the Downtown Ottumwa Self-Supported Municipal Improvement District pursuant to the Provisions of Chapter 386, Code of Iowa, and providing for the continuation of certain funds and the levy of annual taxes in connection therewith.

Public hearing required if this box is checked.

RECOMMENDATION: Approve the third consideration, pass and adopt Ordinance No. 3221-2024.

DISCUSSION: Chapter 386 of the Code of Iowa provides for the development of districts in which tax is levied for improvements within that district. Such a district was established for the Downtown District effective July 1, 2019. That district is due to expire, and a timely petition has been filed which seeks to renew the district.

A petition has been prepared which reflects the signatures of more than

Source of Funds:

Budgeted Item: Budget Amendment Needed:

25% of all property owners within the proposed district as well as an assessed value equal to at least 25% of the property in the district. Staff has reviewed the petition and it appears to meet initial requirements, exceeding both thresholds.

At the December 4th, 2023 Regular Plan and Zoning Commission meeting, the Commission issued a report recommending that the SSMID be renewed for a further seven years. Further, public hearing notices were mailed to all property owners in the proposed boundaries of the SSMID district inviting them to participate in this public hearing. On February 20, 2024, a public hearing was held providing property owners an opportunity to speak on SSMID.

If approved, properties in the district would pay an additional property tax of \$1.00/thousand in Zone 1, \$2.00/thousand in Zone 2 and \$3.00/thousand in Zone 3. These funds are used for projects to benefit the district as determined by the SSMID committee. Previous projects include trash enclosures for district businesses, the electric maintenance cart for Main Street Ottumwa, dog waste bags near trashcans, ashtray replacement and support for the Business Builder Academy.

This ordinance is the culmination of the process which preceded it which includes the public hearing, the Plan and Zoning Commission hearing and the petition prepared by property owners in favor of the district. With this third consideration, the Ordinance can be adopted and the SSMID district would be renewed. If the third consideration is approved as recommended, this would be the final step in renewing the SSMID.

ORDINANCE NO. 3221-2024

AN ORDINANCE TO RE-ESTABLISH AND CONTINUE THE DOWNTOWN OTTUMWA SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT PURSUANT TO THE PROVISIONS OF CHAPTER 386, CODE OF IOWA, AND PROVIDING FOR THE CONTINUATION OF CERTAIN FUNDS AND THE LEVY OF ANNUAL TAXES IN CONNECTION THEREWITH

WHEREAS, the City of Ottumwa (the "City") in Wapello County, State of Iowa previously adopted Ordinance No. 3152-2019 establishing the Downtown Ottumwa Self-Supported Municipal Improvement District ("Original District"), pursuant to Iowa Code Chapter 386 (the "Act"), to create a self-supported municipal improvement district, as defined in the Act, in the City, to provide for the operation of such district, to provide for improvements or self-liquidating improvements, as defined in the Act, for such district, and to levy taxes as are authorized by the Act with respect to such district; and

WHEREAS, the Original District is set to expire on June 30, 2025; and

WHEREAS, pursuant to the provisions of the Act, a petition has been filed with the City Clerk of the City and presented to this Council (the "Petition"), which petitions this Council to re-establish and continue the Downtown Ottumwa Self-Supported Municipal Improvement District (the "District"), and to establish an Operation Fund for the District and levy an annual tax therefor, all in accordance with and pursuant to the Act; and

WHEREAS, the Petition was in compliance with the provision of the Act; and

WHEREAS, the Petition contains the signatures of at least twenty-five per cent (25%) of all owners of property within the District; and

WHEREAS, the Petition contains the signatures of owners representing ownership of property with an assessed value equal to twenty-five per cent (25%) or more of the assessed value of all of the property within the District; and

WHEREAS, the property to be included in the District pursuant to the Petition is contiguous, wholly within the boundaries of the City of Ottumwa, and is in districts zoned for commercial uses; and

WHEREAS, the City Planning and Zoning Commission was presented the Petition for review and approved the recommendation for the re-establishment and continuation of the District, filing its report with the Ottumwa City Council all in accordance with the Act; and

WHEREAS, the Council set February 20, 2024, at 5:30 p.m., at the at the Bridge View Center, 102 Church St., Ottumwa, Iowa, as the time and place for a meeting at which it proposed to hold a hearing and take action for the re-establishment and continuation of the District and did in accordance with the Act publish notice of such meeting as provided in Section 362.3 of the Code of Iowa, and the Clerk did mail written notice of such meeting to each owner of property within the District, which notice was mailed by certified mail to such property owners not less than fifteen days before such meeting; and

WHEREAS, at that time and place, the Council held a public hearing and received input and comments regarding the re-establishment and continuation of the Downtown Ottumwa Self-Supported Municipal Improvement District; and

WHEREAS, more than thirty days have passed since the holding of the public hearing referred to above, no petition has been filed with the City Clerk challenging the re-establishment of the District, and the Council may now proceed with the re-establishment and continuation of the District in accordance with the Act.

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

Section 1. There shall be and there is hereby re-established and continued in the City a self-supported municipal improvement district, as defined in the Act, the name of which shall continue to be the "Downtown Ottumwa Self-Supported Municipal Improvement District" (sometimes hereinafter referred to as the "District"), the purposes of which District are the undertaking of actions and the design and construction of any and all improvements as defined in the Act and the performance of administration, redevelopment and revitalization of the District, as authorized by the Act, any and all of which actions and are intended to benefit the property within the District.

Section 2. The property in the District shall be divided into three Zones, described as follows:

- (1) Zone 1: North side of 3rd Street from the west side of Market Street north to the south side of 4th Street, north side of 3rd Street from Market Street west to the west side of Washington Street and south to the river, south side of 4th Street west to the east side of Marion Street, south to the river and all properties in between and including 302 W. Main Street west of Marion Street.
- (2) Zone 2: North side of Canteen Alley north along the west side of Jefferson Street to the south side of 3rd Street, north side of Canteen Alley from Jefferson Street west to the west side of Court Street, south to the river, south side of 3rd Street from Jefferson Street west to the east side of Washington Street, south to the river and all properties in between.

- (3) Zone 3: The west side of Jefferson Street from the south side of Canteen Alley south to the river, south side of Canteen Alley from Jefferson Street west to the east side of Court Street, south to the river and all properties in between.

Section 3. A general description of the property within the District is: all property from the intersection of N. Marion Street and W. 4th Street, east to N. Market Street, south to E. 3rd Street, east to N. Jefferson Street, south to the river, west to the south of Marion Street, north to W. 4th Street, including 1 property at 302 W. Main Street west of Marion Street, and, more particularly, property with the following Wapello County Real Estate Identification numbers, as of September 1, 2023:

Parcels subject to taxation:

Zone 1:

	007413000011000	007413760177000	007413760201000
007411240065000	007413000012020	007413760178000	007413760202000
007411240066000	007413000013000	007413760179000	007413760203000
007411240067000	007413700003000	007413760180000	007413760234000
007411240068000	007413760103000	007413760181000	007413760235000
007411240198000	007413760104000	007413760182000	007413760236000
007413000003000	007413760105000	007413760183000	007413760238000
007413000004000	007413760106000	007413760184000	007414350072000
007413000005000	007413760107000	007413760193000	007414350084000
007413000006000	007413760108000	007413760194000	007414350094000
007413000007000	007413760109000	007413760198000	007414350095000
007413000008000	007413760110000	007413760199000	007414350117000
007413000009000	007413760111000	007413760200000	
007413000010000			

Zone 2:

	007410650007000	007411240122000	007411240195010
007410370001000	007410650008000	007411240123000	007411240196000
007410370002000	007410650009000	007411240124000	007411240202000
007410370002010	007411240063000	007411240125000	007411240203000
007410650001000	007411240064000	007411240126000	007411240204000
007410650002000	007411240089000	007411240127000	007411240205000
007410650003000	007411240116000	007411240128000	007411240206000
007410650004000	007411240117000	007411240129000	007411240207000
007410650005000	007411240118000	007411240194000	007411240208000
007410650006000	007411240119000	007411240195000	007411240209000
007411240210000	007411240269000	007413760112000	007413760187000
007411240215000	007411240270000	007413760113000	007413760188000

007411240216000	007411240271000	007413760114000	007413760189000
007411240217000	007411240335000	007413760115000	007413760190000
007411240248000	007411240337000	007413760116000	007413760191000
007411240249000	007411240341000	007413760117000	007413760192000
007411240250000	007411240344000	007413760118000	007413760229000
007411240251000	007413000012010	007413760124000	007413760230000
007411240252000	007413000012020	007413760125000	007413760235000
007411240267000	007413140001000	007413760126000	007414350072000
007411240267010	007413140006000	007413760127000	
007411240268000	007413210009000	007413760185000	
007411240268010	007413210010000	007413760186000	

Zone 3:

	007410570021000	007411080006000	007411240169000
007410570007000	007410570022000	007411080007000	007411240170000
007410170001000	007410570023000	007411080008000	007411240237000
007410170001010	007411060002000	007411080009000	007411240238000
007410570008000	007411060003000	007411240120000	007411240239000
007410570009000	007411060004000	007411240121000	007411240240000
007410570010000	007411060005000	007411240130000	007411240241000
007410570011000	007411070001000	007411240131000	007411240242000
007410570012000	007411070002000	007411240132000	007411240243000
007410570013000	007411070003000	007411240133000	007411240244000
007410570014000	007411070004000	007411240134000	007411240245000
007410570015000	007411070005000	007411240135000	007411240246000
007410570016010	007411070006000	007411240136000	007411240247000
007410570017000	007411070007000	007411240165000	007411240253000
007410570018000	007411070008000	007411240166000	007411240254000
007410570019000	007411070009000	007411240167000	007411240255000
007410570020000	007411080001000	007411240168000	007411240256000
007411240257000	007411240273000	007411240285000	007411240296000
007411240258000	007411240275000	007411240286000	007411240297000
007411240259000	007411240276000	007411240287000	007411240298000
007411240260000	007411240277000	007411240288000	007411240299000
007411240261000	007411240278000	007411240289000	007411240300000
007411240262000	007411240279000	007411240290000	007411240340000
007411240263000	007411240280000	007411240291000	007413000012020
007411240264000	007411240281000	007411240292000	007414350072000
007411240265000	007411240282000	007411240293000	007414360016000
007411240266000	007411240283000	007411240294000	007414360017000
007411240272000	007411240284000	007411240295000	

Section 4. It is hereby found and determined that the owners of all of the property within the District have a present and potential benefit from the condition, development and

maintenance of the District and that all of the property within the District is related by virtue of its location within an area of the City zoned for commercial use. It is also found and determined that the re-establishment and continuation of the District and the undertaking of the services, improvements and activities described in this Ordinance are considered essential to efforts to create new jobs and income in the City of Ottumwa and to retain jobs and income in the City that would otherwise be lost.

Section 5. Pursuant to the provisions of the Act, there is hereby re-established and continued a self-supported improvement district operation fund, to be known as the "Downtown Ottumwa Self-Supported Municipal Improvement District Operation Fund" for which Operation Fund the City may levy an annual tax (the "Operation Fund Tax") upon the property in the District, as defined in the Act (excluding property assessed as residential property for property tax purposes but not excluding residential properties within a duly designated historic district or property classified as residential property under section 441.21, subsection 14, paragraph "a", subparagraph (6)) (the "Property") for the purposes of: (a) paying the administrative expenses of the District, as defined and authorized in the Act, or (b) paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements" as defined in the Act, with respect to the District, for a period of 7 years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2024, and continuing for 6 additional fiscal years. The Operation Tax shall be levied annually upon the Property at the following rates:

Zone 1: a rate not to exceed \$1.00 dollar per thousand dollars of taxable value of the Property;

Zone 2: a rate not to exceed \$2.00 dollars per thousand dollars of taxable value of the Property;

Zone 3: a rate not to exceed \$3.00 dollars per thousand dollars of taxable value of the Property.

Section 6. All amounts collected in the Operation Fund shall be disbursed to Main Street Ottumwa annually, not before July 1 and no later than November 1, for one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by a special SSMID Committee composed of representatives of Main Street Ottumwa and the owners of property within the District. The City Council will review the recommendations and determine how the proceeds will be spent pursuant to the following purposes.

a. Enhanced maintenance and cleaning of public spaces within the District, including but not limited to:

- Maintenance of trees and seasonal plantings
- Sidewalk sweeping and power wash cleaning
- Cleaning public alleys and public spaces
- Graffiti removal
- Street and curb cleaning

b. Development and management of activities in support of marketing, business

retention and attraction, including but not limited to:

- Administrative fees of Main Street Ottumwa Staff
- Conduct market analyses, business retention surveys and image surveys
- Establish databases
- Business counseling
- Space referrals and assistance
- Business-to-business communications program
- District marketing materials
- Miscellaneous business support services
- Marketing activities, including media and advertising campaigns and communication pieces (calendar of events, newsletters, shopping directories, maps, holiday brochures)
- Establishment and promotion of special events, festivals, and holiday activities in public spaces

c. Capital, physical or other improvements designed to enhance the image and appearance of the Proposed District, including but not limited to:

- Streetscape and lighting improvements
- Seasonal and holiday decorations
- Signage and banners
- Installation of seasonal plant materials and trees
- Such other improvements as may be petitioned for by the owners of property within the Proposed District under the Act

Section 7. As further condition to disbursement of funds from the Operations Fund, the SSMID Committee shall submit to the Ottumwa City Council, no later than November 1 of each year, a budget showing, in general terms, proposed expenditures of such funds consistent with the above purposes for the fiscal year beginning on the next July 1.

Section 8. All taxes levied and collected on behalf of the District shall be expended for new, additional or enhanced services within the District, and the City shall not diminish the type and extent of governmental services described in this Ordinance with the intention of transferring the cost of providing such services from the City budget to the Operation Fund.

Section 9. Notwithstanding the fact that the District is located within the boundaries of Tax Increment Finance Districts which have been created by the City, an amount of funds which would be derived from the annual levy of the Operation Tax against Property within the District if the District were not located within such Tax Increment Finance Districts shall be made available annually for the services, improvements and activities set out in this Ordinance, and that the City shall take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District, but only to the extent permitted by applicable law and subject to the terms of an agreement between the City and Main Street Ottumwa related

thereto.

Section 10. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance are hereby repealed.

Section 11. If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall have no effect on the validity of the Ordinance as a whole or any section, provision, or part of this Ordinance not adjudged invalid or unconstitutional.

Section 12. This Ordinance shall be in effect after its final passage and publication as provided by the laws of the State of Iowa.

Section 13. The City Clerk shall cause a copy of this Ordinance to be filed in the office of the County Recorder of Wapello County.

PASSED AND APPROVED this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

Read First Time: April 2, 2024

Read Second Time: April 16, 2024

Read Third Time: _____, 2024

PASSED AND APPROVED: _____, 2024.

I, _____, City Clerk of the City of Ottumwa, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2024, signed by the Mayor on _____, 2024, and published in the Ottumwa Courier on _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

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received
4.29.24 130p

Item No. H.-1.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: Review of proposed capital projects funded through General Obligation Capital Bonds

Public hearing required if this box is checked.

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Review projects and estimates and provide staff with projects to be funded.

DISCUSSION:

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

In January, the Council was presented with a list of proposed projects to be funded through issuance of General Obligation Capital Notes. To continue the issuance process, a list of proposed projects must be finalized in order to have an amount of the issuance. The list is attached for review. Do note that the original estimated issuance was \$6,854,450. With the cost of the financial software being significantly lower than the projected \$250,000, staff adjusted the requested bonding amount to reflect actual cost. This resulted in the new proposed amount being \$6,710,325.

**City of Ottumwa
Proposed 2024 Bond Projects**

1/23/24

Department	Proposed Project	Project Summary	Estimated Cost	2024 GO Bond	Finance Note
Building/Code	Demolition Program	Fund the demolition of derelict properties	\$ 893,200	\$ 893,200	Fund 151; Est cost is for FY25 and FY26
Building/Code	Downtown Development Grants	Funding for the Façade Program, White Box Program, Commercial Paint Program, Roof Program, Restaurant Equipment Program, Interest Buy Down Program	\$ 290,000	\$ 290,000	Fund 151
Bridgeview	LED Video Boards/Signage	Purchase and installation of 2 LED signs	\$ 185,000	\$ 185,000	Fund 313
Bridgeview	Roof Repairs	Repair roof membrane in select areas	\$ 40,000	\$ 40,000	Fund 313
Bridgeview	Combination Oven	Purchase oven/steamer in one due to current steamer not working well	\$ 60,000	\$ 60,000	Fund 313
Bridgeview	Theater Improvements	Equipment, accessories for the stage, dressing rooms fo local events, symphonies	\$ 45,000	\$ 45,000	Fund 313
Bridgeview	Exterior Waterproofing/Access	Recaulk masonry joints, roof parapet, and finish roof ladder access	\$ 75,000	\$ 75,000	Fund 313
Bridgeview	Ramp/Stairs Replacement Loading Dock	Current ramp/stairs are deteriorating and need to be replaced	\$ 30,000	\$ 15,000	Fund 313; BVC will contribute \$15,000
Cemetery	Office & Maintenance Building	Construction of a new facility	\$ 2,100,000	\$ 1,875,000	Fund 151; Building design complete (see fund 151)
Cemetery	Ottumwa Cemetery Paving	Paving 1/2 mile of roads in Ottumwa Cemetery	\$ 50,000	\$ 50,000	Fund 151
Finance	New Financial Software	Implementation of new software	\$ 250,000	\$ 105,875	Fund 151
Fire	Flooring Replacement	1300 sq ft of LVP, installation at South Fire Station	\$ 10,000	\$ 10,000	Fund 151
IT	Replace Backup Server	Includes server, software, licensing and backup tapes	\$ 32,500	\$ 32,500	Fund 151
IT	MCG Fiber & Network Equipment	Install dark fiber connection to all City facilities	\$ 605,000	\$ 183,000	Fund 151; non-enterprise funds only for borrowing

**City of Ottumwa
Proposed 2024 Bond Projects**

1/23/24

IT	Replacement of 2 Servers	Relacement due to end of life and consolidated in new configuration	\$ 155,000	\$ 155,000	Fund 151
IT	2 New Tier 2 SAN Applicances	Purchase equipment for Tier 2 storage for data storage of required but infrequently accessed items	\$ 19,500	\$ 19,500	Fund 151
Parks	Tennis Court Lighting	Lighting for multiple tennis courts at Ottumwa and Troeger Parks	\$ 20,000	\$ 20,000	Fund 309
Police	5 Public Safety Cameras & Access Point Replacement	Replace existing cameras installed in 2012 as well as 2 access points in the system that are 10 yrs old	\$ 13,350	\$ 13,350	Fund 151
Police	3 Drones and Accessories	Purchase 3 drones for departmental use	\$ 19,500	\$ 19,500	Fund 151
Police	6 Motoshot Birdirectional Turning Target Standards	Improvement at open air range	\$ 15,500	\$ 15,500	Fund 151
Police	Taser 10 Implementation	Multi-year expense to replace existing tasers reaching useful life (5 years), implement new training with new equipment	\$162,000 over 5 years	\$ 72,900	Fund 151; \$72,900 is for FY25 & 26
Engineering	Levee Improvement	BNSF closure resulting in levee work	\$ 1,300,000	\$ 1,300,000	Fund 311
Fleet- Police	Vehicle Replacement #421, 437	Replace 2 cars FY25; Replace 4 cars FY26	\$ 270,000	\$ 270,000	Fund 310; amount for FY25 & FY26
Fleet- Fire	Vehicle Replacement #308	Replace Fire Engine	\$ 900,000	\$ 900,000	1/16/24
Fleet- HazMat	Vehicle Replacement #313	Replace Pickup	\$ 65,000	\$ 65,000	Fund 310

Total Capital Requests \$ 7,443,550 \$ 6,710,325

received
5.22.24 9 AM

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Clean-up Unauthorized Campsites on Turkey Island

Public hearing required if this box is checked.

RECOMMENDATION: Authorize the Building and Code Enforcement Department to use the contracted clean-up crew from J&J Mowing to complete a nuisance abatement clean-up at Turkey Island.

DISCUSSION: Around April 17, the Building and Code Enforcement received a complaint from the Ottumwa Police Department about unauthorized campsites on Turkey Island. Turkey Island is an undeveloped property of about 90 acres within the Des Moines River between the north and south sides of Ottumwa. Except for railroad right-of-way bisecting the island, the entire property is owned by the City of Ottumwa. There is no road that provides

Source of Funds:

Budgeted Item: Budget Amendment Needed:

access to the island. Access is only available by boat or by crossing the railroad bridges.

Building and Code Enforcement staff investigated the complaint and discovered that there are camp sites on the island. Features of these camp sites include tents and tarp shelters, a large number of bicycles and piles of personal items, trash and debris. The Housing Code prohibits camping for more than 10 days and the City does not permit unauthorized camping on City property for any amount of time. There are no utilities to the island which would accommodate human health, sanitation or safety. Without any road or access, there is simple way for emergency services to access these sites should someone experience a health emergency, fire or violence.

For these reasons, the Building and Code Enforcement Department believes it is necessary to evict the residents of these campsites. Staff intends to carry out an eviction with the assistance of law enforcement. Staff will make every practical effort to connect people impacted by the eviction with services from the Rolling Hills Coalition which is the regional provider for homelessness services in Wapello and the surrounding counties.

What staff is requesting from the Council is direction on cleaning up the debris from these campsites and direction on future campsite clean-ups. The City contracts with J&J mowing to complete nuisance abatement clean-ups and mowing. Clean-ups are billed according to the number of labor hours necessary to complete the operation. J&J estimates that this clean-up will take between three and four days at a cost between \$7,500 and \$10,000 plus landfill fees. Adding to the time and expenses is the remoteness of the site. J&J will have to access the area with ATVs and small trailers. While many nuisance clean-ups are on private property and the City is able to bill property owners for the cost of the abatement and, if that bill is not paid, assess the cost to property taxes, this clean-up would be on City property and there would be no mechanism for recovering cost. In part because of the large increase in this type of clean-up, the Department has, as of March 31, already spent \$73,818 on clean-up activities this year, exceeding the budget of \$40,000 by \$33,818. Because this clean-up will add to that overage, Staff wants to provide this information to the Council and request direction on this type of clean-up.

In review, there are three possible courses of action:

1. No eviction and no clean-up: Staff does not recommend that this course be considered. For the reasons above, continuing to camp without any utilities or access for emergency vehicles means that it is only a matter of time before someone is seriously hurt, made seriously ill or is killed in this area and emergency services would struggle to reach them with urgency. Regardless of the clean-up, Staff believes people must be evicted from this unsafe situation.
2. Eviction without clean-up: Staff could work with law enforcement and service providers to carry

out an eviction without completing a clean-up. Because of the previously described remoteness of this area, these camps are not very visible from places with public access and activity. The City could leave the debris from these sites. However, if any redevelopment occurs on this site, that cost will have to be borne eventually. Further, staff is concerned that leaving elements of the campsites intact will allow evicted residents to quickly return.

3. Eviction with clean-up: Staff recommend this option. While we will bear a cost for clean-up, it is the best option for a durable eviction which sees folks leave the area for a safer living situation.

It is the sincere hope of everyone involved that the residents of these campsites will be connected with the Rolling Hills Coalition and find placement in safe and permanent housing. However, it is unlikely that this will be the last time the issue of unauthorized campsites on Turkey Island or other sites in the community comes up. Staff hopes that the Council will provide direction for future clean-ups as well. If the Council agrees, staff will continue to pursue evictions and take on reasonable costs for clean-ups and attempt to better budget to absorb these costs.

Turkey Island Campsites

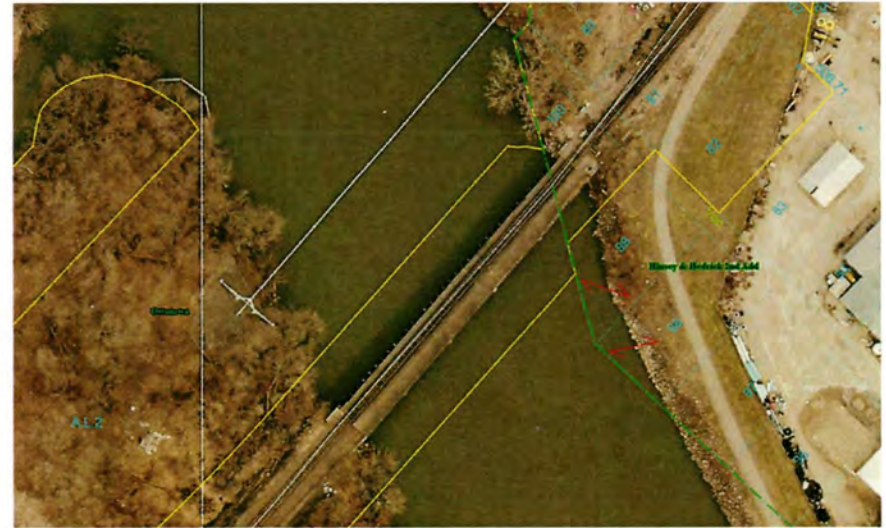
April 17, 2024



Turkey Island



Bridge Crossings



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



Campsites (April 17, 2024)



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5.2.24 1145

Item No. H.-3.

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Police
Department

Mickey Hucks

Prepared By

Chad Farrington *CF*
Department Head



City Administrator Approval

AGENDA TITLE: Authorizing the City to solicit Request for Proposals regarding janitorial services at the Law Center

****Public hearing required if this box is checked ****

---The Proof of Publication for each Public Hearing must be attached to the Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda---

RECOMMENDATION: Approve the City to proceed with issuing RFP's related janitorial services for the City of Ottumwa.

DISCUSSION: The current vendor gave notice of retirement effective June 30, 2024 and does not wish to extend the current contract as allowed for another 12 month period. The department will review the previous RFP and work with staff for appropriate notification.

Source of Funds: 001-110-6409

Budgeted Item:

Budget Amendment Needed:

INVITATION TO BIDDERS

The City of Ottumwa, Iowa will accept sealed bids until 10 a.m., TBD for Contractual Janitorial Services for the Ottumwa/Wapello County Law Enforcement Center

Bids must be addressed to: **City of Ottumwa, Attn: City Clerk 105 E. Third St., Ottumwa, IA 52501** and plainly marked: "Police – Janitorial Services."

Specifications and proposal forms are enclosed.

If you have any questions or need additional information, please call: Kristen Mitchell, Purchasing Agent at 641-683-0617 or mitchellk@ottumwa.us

received
5-2-24 11AM

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Administration
Department

Barbara Codjoe
Prepared By
Barbara Codjoe
Department Head



City Administrator Approval

AGENDA TITLE: Resolution #103-2024 - Approve and authorize signature of MOU regarding Accrual Reset Dates leave between the City of Ottumwa and Teamsters local No. 238 for the Police Department.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt resolution #103-2024.

DISCUSSION: Approve and authorize the mayor to sign the MOU between the City of Ottumwa and Teamsters local No. 238 for the Police Department.

We have been in talks with the other collective bargaining agreements to change all accrual reset dates to January 1st. Currently, there are three different dates depending on department and contract. This MOU sets the reset dates for all accruals to January 1st.

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed:

RESOLUTION NO. 103-2024

RESOLUTION APPROVE ACCRUAL RESET DATES

WHEREAS, the City of Ottumwa, Iowa desires to update language in the Police Department contract regarding accrual reset dates; and

WHEREAS, the City of Ottumwa has reviewed and revised said MOU and finds that approval of said policies and procedures, as revised, would be in the best interest of the City and the employees of the City covered under Teamsters Local No. 238 for the police department, and;

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

the said MOU, with an effective date of May 8th are hereby adopted by and for the City of Ottumwa, Iowa, and rescinding all others.

PASSED, ADOPTED and APPROVED this 7th day of May, 2024

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

MEMORANDUM OF UNDERSTANDING

Between

OTTUMWA, IOWA And

TEAMSTERS LOCAL NO. 238

Ottumwa, Iowa (hereinafter "the City") and Teamsters Local 238 (hereinafter "the Union") enter this Memorandum of Understanding.

WHEREAS, the City and the Union are parties to a collective bargaining agreement effective July 1, 2023 and continuing through June 30, 2028.

WHEREAS, in an attempt to align all resets to the calendar year for all employees and all types of accruals;

WHEREAS, the collective bargaining agreement (**Article 9, Section a**) states:

“a. Police Officers shall receive 132 hours of holiday pay and Communication Specialists shall receive 88 hours of holiday pay on July 1st of each year for all recognized holidays in the upcoming year.”

WHEREAS, the City and the Union agree to **change** section (**Article 9, Section a**) to:

“a. Police Officers shall receive 132 hours of holiday pay and Communication Specialists shall receive 88 hours of holiday pay on January 1st of each year for all recognized holidays in the upcoming year.”

WHEREAS, the collective bargaining agreement (**Article 9, Section e**) states:

“e. Holiday pay not used by June 30th shall be forfeited.”

WHEREAS the City and the Union agree to **change** section (**Article 9, Section e**) to:

“e. Holiday pay not used by December 31st shall be forfeited.”

WHEREAS the collective bargaining agreement (**Article 9, Section g**) states:

“g. Employees who are hired after July 1st of each year will have holidays prorated based on the number of holidays that they are employed during that year.”

WHEREAS the City and the Union agree to **change** section (**Article 9, Section e**) to:

“g. Employees who are hired after January 1st of each year will have holidays prorated based on the number of holidays that they are employed during that year.”

WHEREAS, on July 1, 2024, all current employees will be granted with seven (7) holidays (at their respective number of hours) that must be used by December 31, 2024 or they will be forfeited.

WHEREAS, any new employees hired will be pro-rated their number of holidays worked from their hire date through December 31, 2024.

WHEREAS, the collective bargaining agreement (**Article 11, Section 9**) states:

“Section 9. The first payroll in December of each year, each employee shall be paid for 25% of accrued sick pay according to the following schedule:

- **Police Officers working 2184 hours per year – Hours in excess of 2016, up to a maximum of 50 hours. Employee’s sick accrual will be reduced to 2016 hours.**
- **Communication Specialists working 2080 hours per year – Hours in excess of 1920, up to a maximum of 48 hours and the employee’s sick accrual will be reduced to 1920 hours.**

November 1st of each year will be the date used for determining payment.”

WHEREAS, the City and the Union agree to **change** section (**Article 11, Section 9**) to:

“Section 9. The first full payroll in January of each year, each employee shall be paid for 25% of accrued sick pay according to the following schedule:

- **Police Officers working 2184 hours per year – Hours in excess of 2016, up to a maximum of 50 hours. Employee’s sick accrual will be reduced to 2016 hours.**
- **Communication Specialists working 2080 hours per year – Hours in excess of 1920, up to a maximum of 48 hours and the employee’s sick accrual will be reduced to 1920 hours.**

January 1st of each year will be the date used for determining payment.”

WHEREAS, there will be no pay out of accrued sick time over the allotted hours in November of 2024. Employees will be permitted to carry over their current accrued sick time to the new payout date of January 1, 2025.

WHEREAS, Dependent Sick and Casual Sick will also reset as of January 1, 2025. On July 1, 2024, all current employees will be granted 40 hours of Dependent Sick and half their allotted casual sick (18 hours for 2080 hours annually and 24 hours for 2184 hours annually) to be used prior to December 31, 2024.

WHEREAS, the collective bargaining agreement (**Article 12, Section 1, Compensatory time, section c**) states:

“Employees hired prior to July 1, 2016 may carry over the FLSA maximum amount of 480 hours. Effective July 1, 2016, new police department hires may accumulate up to a maximum of 150 hours of compensatory time. However, no more than 40 hours may be carried over after November 1st of each year. As of November 1st of each year, all compensatory time over 40 hours will be paid to the employee in the first full pay period of November.”

WHEREAS, the City and the Union agree to **change** section (**Article 12, Section 1, Compensatory time, section c**) to:

“Employees hired prior to July 1, 2016 may carry over the FLSA maximum amount of 480 hours. Effective July 1, 2016, new police department hires may accumulate up to a maximum of 150 hours of compensatory time. However, no more than 40 hours may be carried over after January 1st of each year. As of January 1st of each year, all compensatory time over 40 hours will be paid to the employee in the first full pay period of January.”

WHEREAS, there will be no pay out of accrued compensatory time over the allotted hours in November of 2024. Employees will be permitted to carry over their current accrued compensatory time to the new payout date of January 1, 2025.

IT IS THEREFORE AGREED AS FOLLOWS:

The City and the Union will change Article 9, Section a; Article 9, Section e; Article 9, section g; Article 11, Section 9; and Article 12, Section 1, Compensatory time, section c

This MOU will be attached to the current Collective Bargaining Agreement and the adjustment will be incorporated for future collective bargaining agreements.

FOR THE CITY

FOR THE UNION

received
5.2.24 9AM

Item No. I.-2.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Engineering Department
Department

Phillip Burgmeier
Prepared By
Phillip Burgmeier
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution #104-2024. Approving Change Order #1 and accepting the work as final and complete and approving the Final Pay Request for the 2021 Catch Basin Replacement Program.

****Public hearing required if this box is checked. ****

****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

RECOMMENDATION: Pass and adopt Resolution 104-2024.

DISCUSSION: This was our annual catch basin project which reconstructed and raised catch basin wells with new grates as indicated on plans and specifications. Basins were located on various streets located within the City of Ottumwa.

Change Order #1 decreases the contract sum by \$2,776.70 for the decrease of quantity adjustments.

Original Contract Amount	\$54,030.00
Change Order #1	<u>\$2,776.70</u>
New Contract Amount	\$51,253.30
Less Previous Payments	<u>\$46,316.77</u>
Final Amount Due	\$4,936.53

The contractor has completed the work according to the Plans and Specifications and this will release all retainage, and authorize final payment.

Budgeted Amount: \$50,000 Sewer Fund

Source of Funds: Sewer Fund

Budgeted Item: Yes

Budget Amendment Needed: Yes

RESOLUTION #104-2024

A RESOLUTION APPROVING CHANGE ORDER #1 AND ACCEPTING THE WORK
AS FINAL AND COMPLETE AND APPROVING THE FINAL PAY REQUEST
FOR THE 2021 CATCH BASIN REPLACEMENT PROGRAM

WHEREAS, The City Council of the City of Ottumwa, awarded a contract on May 4, 2021 with DC Concrete and Construction of Douds, Iowa for the above referenced project; and

WHEREAS, Change Order #1 decreases the contract amount by \$2,776.70. The total new contract sum is \$51,253.30. The project is now completed in accordance with the plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The above mentioned change order for this project is hereby approved. The 2021 Catch Basin Replacement Program is hereby accepted as complete and authorization to make final payment to DC Concrete and Construction of Douds, Iowa in the amount of \$3,936.53 is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 7th day of May, 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

**SECTION 630
PAY ESTIMATE**

CITY OF OTTUMWA

APPLICATION FOR PAYMENT

TO OWNER: City of Ottumwa

PROJECT: Catch Basin Replacement Program 2021

PAY REQUEST NO. 2
Final

FROM CONTRACTOR: DC Construction

PAY PERIOD: 29-Apr-24

CONTRACTOR'S APPLICATION FOR PAYMENT

Application for payment is made as follows:

1. Original Contract Sum	\$54,030.00
2. Net change by Change Orders	(\$2,776.70)
3. Contract Sum to Date (Line 1± Line 2)	\$51,253.30
4. Total Completed and Stored to Date	\$51,253.30
5. Retainage: <u>0</u> % of Completed work	\$0.00
6. Total Earned Less Retainage Amount	\$51,253.30
7. Less Previous Payments	\$46,316.77
8. Current Payment Due	\$4,936.53

The undersigned Contractor certifies that to the best of their knowledge, the Work covered by this Application has been completed in accordance with the Contract Documents, that the Contractor has paid for all Work which previous Applications for Payment were issued and payments received from the Owner, and that current payment (Line 8) is now due.

CONTRACTOR: DC Concrete & Construction DATE: 5/1/2024
BY: [Signature] TITLE: Owner

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the information contained in this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge the Work has progressed as indicated, the quality of the Work is in accordance with the contract Documents, and the Contract entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$4,936.53

[Signature]
ENGINEER

DATE: 05-01-2024

DATE: _____

DIRECTOR OF PUBLIC WORKS

PAYMENT FOR THE MONTH OF

FUND	PROGRAM ACTIVITY	OBJECT	AMOUNT
610	8-224	6780	\$4,936.53

[Signature] 05-01-2024
APPROVED BY DATE

**Section 640
CHANGE ORDER**

Project: Catch Basin Replacement Program 2021 To Contractor: DC Construction

Change Order Number: 1

The Contract is changed as follows:

	29-Apr-24
Adjustment of Quantities: See Pay App	-3,776.70
Unknown Sewer line repair	1,000.00
	<u>0.00</u>
	<u>0.00</u>
	<u>0.00</u>
	<u>0.00</u>
	<u>0.00</u>
Total:	(\$2,776.70)

Base bid amount \$54,030.00

NEW PROJECT TOTAL \$51,253.30

NOT VALID UNTIL SIGNED BY THE OWNER AND CONTRACTOR

The Original Contract Sum was	<u>\$54,030.00</u>
Net change by previously authorized Change Orders	<u>\$0.00</u>
The Contract Sum prior to this change order	<u>\$54,030.00</u>
The Contract Sum will be <u>decreased</u> by this change order in the amount of	<u>(\$2,776.70)</u>
The new Contract Sum including this change order	<u>\$51,253.30</u>
The Contract Time will be <u>unchanged</u> by	<u>0</u> days

The date of Substantial Completion as of the date of this Change Order is in accordance with contract documents.

Phil Byrman
ENGINEER/
DIRECTOR OF PUBLIC WORKS

05-01-2024
DATE

DC Construction
CONTRACTOR
Dust Coffman
BY

4/29/24
DATE
CO-owner
TITLE

PROJECT FUND SOURCE

FUND	PROGRAM ACTIVITY	OBJECT	AMOUNT

APPROVED BY _____ DATE _____

Catch Basin Replacement Program 2021

2

4/29/2024

ITEM	DESCRIPTION	DC Construction			AS BUILT		QUANTITY OVER/UNDER	% OF CONTRACT	
		UNIT	QTY	PRICE	EXTENSION	QTY			EXTENSION
1	Intake-Type SW-501, New Catch Basin, New Frame	EA	8	\$2,300.00	\$18,400.00	7	\$16,100.00	(\$2,300.00)	87.50%
2	Intake-Type SW-505, New Catch Basin, New Frame	EA	1	\$2,000.00	\$2,000.00	0	\$0.00	(\$2,000.00)	0.00%
3	Intake-Type SW-507, Replace Top Only	EA	2	\$3,000.00	\$6,000.00	4	\$12,000.00	\$6,000.00	200.00%
4	Curb & Gutter, PCC, 3.5' Max Width	LF	75	\$35.00	\$2,625.00	105	\$3,675.00	\$1,050.00	140.00%
5	Curb & Gutter Removal	LF	75	\$35.00	\$2,625.00	105	\$3,675.00	\$1,050.00	140.00%
6	Removal of Sidewalk, Shared Use Path, or Drive	SY	60	\$13.00	\$780.00	34.1	\$443.30	(\$336.70)	56.83%
7	Sidewalk, PC Concrete, 6"	SY	60	\$75.00	\$4,500.00	36.2	\$2,715.00	(\$1,785.00)	60.33%
8	Detectable Warnings	SF	44	\$50.00	\$2,200.00	24	\$1,200.00	(\$1,000.00)	54.55%
9	Full Depth Patches	SY	100	\$84.00	\$8,400.00	55	\$4,620.00	(\$3,780.00)	55.00%
10	Pavement Removal	SY	100	\$15.00	\$1,500.00	55	\$825.00	(\$675.00)	55.00%
11	Traffic Control	LS	1	\$5,000.00	\$5,000.00	1	\$5,000.00	\$0.00	100.00%
		CO#1					\$1,000.00		
					TOTAL		\$54,030.00		
					ASBUILT TOTAL		\$51,253.30		
								(\$3,776.70)	

received
5-2-24 9AM

Item No. I.-3.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Engineering Department
Department

Phillip Burgmeier
Prepared By

Phillip Burgmeier
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution #105-2024. Approving Change Order #1 and accepting the work as final and complete and approving the Final Pay Request for the 2022 Catch Basin Replacement Program.

Public hearing required if this box is checked.

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution #105-2024.

DISCUSSION: This was our annual catch basin project which reconstructed and raised catch basin wells with new grates as indicated on plans and specifications. Basins were located on various streets located within the City of Ottumwa.

Change Order #1 increases the contract sum by \$2912.50 for the increase of quantity adjustments.

Original Contract Amount	\$55,187.50
Change Order #1	\$ 2,912.50
New Contract Amount	\$58,100.00
Less Previous Payments	\$49,590.00
 Final Amount Due	 \$8,510.00

The contractor has completed the work according to the Plans and Specifications and this will release all retainage, and authorize final payment.

Budgeted Amount: \$50,000 Sewer Fund

Source of Funds: Sewer Fund

Budgeted Item: Yes

Budget Amendment Needed: Yes

RESOLUTION #105-2024

A RESOLUTION APPROVING CHANGE ORDER #1 AND ACCEPTING THE WORK
AS FINAL AND COMPLETE AND APPROVING THE FINAL PAY REQUEST
FOR THE 2022 CATCH BASIN REPLACEMENT PROGRAM

WHEREAS, The City Council of the City of Ottumwa, awarded a contract on June 7, 2022 with DC Concrete and Construction of Douds, Iowa for the above referenced project; and

WHEREAS, Change Order #1 increases the contract amount by \$2,912.50. The total new contract sum is \$58,100.00. The project is now completed in accordance with the plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The above mentioned change order for this project is hereby approved. The 2022 Catch Basin Replacement Program is hereby accepted as complete and authorization to make final payment to DC Concrete and Construction of Douds, Iowa in the amount of \$8,510.00 is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 7th day of May, 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

**SECTION 630
PAY ESTIMATE**

CITY OF OTTUMWA

APPLICATION FOR PAYMENT

TO OWNER: City of Ottumwa PROJECT: Catch Basin Replacement Program 2022 PAY REQUEST NO. 2
Final
FROM CONTRACTOR: DC Concrete & Const. PAY PERIOD: DATE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application for payment is made as follows:

1. Original Contract Sum	<u>\$55,187.50</u>
2. Net change by Change Orders	<u>\$2,912.50</u>
3. Contract Sum to Date (Line 1+ Line 2)	<u>\$58,100.00</u>
4. Total Completed and Stored to Date	<u>\$58,100.00</u>
5. Retainage: <u>0</u> % of Completed work	<u>\$0.00</u>
6. Total Earned Less Retainage Amount	<u>\$58,100.00</u>
7. Less Previous Payments	<u>\$49,590.00</u>
8. Current Payment Due	<u>\$8,510.00</u>

The undersigned Contractor certifies that to the best of their knowledge, the Work covered by this Application has been completed in accordance with the Contract Documents, that the Contractor has paid for all Work which previous Applications for Payment were issued and payments received from the Owner, and that current payment (Line 8) is now due.

CONTRACTOR: DC Concrete + Construction LLC DATE: 4/29/24
BY: Dustin Coffey TITLE: CO-owner

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the information contained in this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge the Work has progressed as indicated, the quality of the Work is in accordance with the contract Documents, and the Contract entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$8,510.00
DATE: 04-30-2024
Phil Bryson
ENGINEER

DIRECTOR OF PUBLIC WORKS

PAYMENT AUTHORIZATION

FUND	PROGRAM ACTIVITY	OBJECT	AMOUNT
610	8-826	6780	\$8,510.00

Phil Bryson 05-01-2024
APPROVED BY DATE

**Section 640
CHANGE ORDER**

Project: Catch Basin Replacement Program 2022

To Contractor: DC Concrete & Const.

Change Order Number: 1

The Contract is changed as follows:
Adjustment of Quantities: See Tab Sheet

	29-Apr-24
	\$2,912.50
	<u>\$0.00</u>
	<u>\$0.00</u>
	<u>\$0.00</u>
	<u>\$0.00</u>
	<u>\$0.00</u>
	<u>\$0.00</u>
Total:	\$2,912.50

Base bid amount \$55,187.50

NEW PROJECT TOTAL \$58,100.00

NOT VALID UNTIL SIGNED BY THE OWNER AND CONTRACTOR

The Original Contract Sum was	<u>\$55,187.50</u>
Net change by previously authorized Change Orders	<u>\$0.00</u>
The Contract Sum prior to this change order	<u>\$55,187.50</u>
The Contract Sum will be <u>increased</u> by this change order in the amount of	<u>\$2,912.50</u>
The new Contract Sum including this change order	<u>\$58,100.00</u>
The Contract Time will be <u>unchanged</u> by	<u>0</u> days

The date of Substantial Completion as of the date of this Change Order is in accordance with contract documents.

[Signature]
ENGINEER/
DIRECTOR OF PUBLIC WORKS

04-30-2024
DATE

DC Concrete & Const.
CONTRACTOR
[Signature]
BY

4/29/24
DATE
CO-owner
TITLE

PAYMENT AUTHORIZATION		
NO.	DESCRIPTION	AMOUNT

APPROVED BY _____ DATE _____

Catch Basin Replacement Program 2022

2		DC Concrete & Const.				AS BUILT		QUANTITY	% OF
DATE	DESCRIPTION	UNIT	QTY	PRICE	EXTENSION	QTY	EXTENSION	OVER/UNDER	CONTRACT
1	Intake, SW-501, New Catch Basin, New SW-603 Grate	EA	7	\$5,900.00	\$41,300.00	9	\$53,100.00	\$11,800.00	128.57%
2	Curb & Gutter, PC Concrete, 3.5 ft., Maximum Width	LF	40	\$80.00	\$3,200.00	0	\$0.00	(\$3,200.00)	0.00%
3	Full Depth Patches	SY	35	\$135.00	\$4,725.00	0	\$0.00	(\$4,725.00)	0.00%
4	Pavement Removal	SY	35	\$27.50	\$962.50	0	\$0.00	(\$962.50)	0.00%
5	Traffic Control	LS	1	\$5,000.00	\$5,000.00	1	\$5,000.00	\$0.00	100.00%
TOTAL					\$55,187.50				
ASBUILT TOTAL						\$58,100.00			
							\$2,912.50		

received
4.29.24 1300

Review

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION SETTING A PUBLIC HEARING ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$350,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

Public hearing required if this box is checked.

The Board of Public Works for each Public hearing must be attached to this Staff Summary. If the Board of Public Works is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 107-2024 - Passage of the resolution setting public hearing for May 21st at 5:30 PM.

DISCUSSION:

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

Previously urban renewal bonds could be issued as general obligation. HF 718 changed the designation of these types of bonds that now must be issued under the General Obligation Urban Renewal designation. As such the \$350,000 budgeted to support grants and projects in the West Gate Urban Renewal Area must be issued separately from the larger GO issuance. Prior to action on the issuance of the bonds, a public hearing must be held. The resolution sets the hearing for May the 21st at 5:30 PM.

(To be published between: May 8, 2024 and May 10, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF OTTUMWA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$350,000 GENERAL OBLIGATION URBAN RENEWAL
CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL
CORPORATE URBAN RENEWAL PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ottumwa, State of Iowa, will hold a public hearing on the 21st day of May, 2024, at 5:30 P.M., at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$350,000 General Obligation Urban Renewal Capital Loan Notes, for essential corporate urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plan for the West Gate Economic Development Urban Renewal Area, as amended, including funding various Downtown Area Revitalization Grant Programs. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Ottumwa, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 7th day of May, 2024.

City Clerk, City of Ottumwa, State of Iowa

(End of Notice)

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

Not to Exceed \$350,000 General Obligation Urban Renewal Capital Loan Notes (ECP/UR)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 7, 2024

The City Council of the City of Ottumwa, State of Iowa, met in regular session, at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at 5:30 P.M., on the above date. There were present Mayor Johnson, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$350,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES OF THE CITY OF OTTUMWA, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 107-2024

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$350,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES OF THE CITY OF OTTUMWA, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 39-1989, adopted May 2, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the West Gate Economic Development Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Gate Economic Development Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Wapello County; and

WHEREAS, the Plan has subsequently been amended eight times, lastly by the adoption of Amendment No. 9 to the Plan, adopted by Resolution No. 114-2024 on May 7, 2024; and

WHEREAS, it is deemed necessary and advisable that the City of Ottumwa, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Urban Renewal Capital Loan Notes, to the amount of not to exceed \$350,000, as authorized by Sections 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of

providing funds to pay costs of carrying out essential corporate urban renewal purpose project(s), including as described in the above-described Amendment No. 9; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Urban Renewal Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

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

Section 1. That this Council meet at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at 5:30 P.M., on the 21st day of May, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$350,000 General Obligation Urban Renewal Capital Loan Notes, for essential corporate urban renewal purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plan for the West Gate Economic Development Urban Renewal Area, as amended, including funding various Downtown Area Revitalization Grant Programs.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Urban Renewal Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$350,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: May 8, 2024 and May 10, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF OTTUMWA, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$350,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Ottumwa, State of Iowa, will hold a public hearing on the 21st day of May, 2024, at 5:30 P.M., at the Bridge View Center, 102 Church Street, Ottumwa, Iowa, 52501, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$350,000 General Obligation Urban Renewal Capital Loan Notes, for essential corporate urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plan for the West Gate Economic Development Urban Renewal Area, as amended, including funding various Downtown Area Revitalization Grant Programs. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Ottumwa, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 7 day of May, 2024.

City Clerk, City of Ottumwa, State of Iowa

(End of Notice)

PASSED AND APPROVED this 7th day of May, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Ottumwa, in the County of Wapello, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING
(Not to Exceed \$350,000 General Obligation Urban Renewal Capital Loan
Notes) (ECP/UR)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Ottumwa Courier", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

received
4-29-24 130p

revised

**CITY OF OTTUMWA
Staff Summary**

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION APPROVING PURCHASE OF PLAN IT CAPITAL IMPROVEMENT PLAN SOFTWARE

Public hearing required if this box is checked.

The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 108-2024 - Approval of the resolution authorizing the purchase of Plan-It software.

DISCUSSION:

Source of Funds: Operating Budgets

Budgeted Item: Budget Amendment Needed: Yes

As part of the ongoing discussion on future finances, staff has stated that the establishment of a five year capital improvement plan (CIP) that projects all revenues and expenses is essential to insuring that operational and capital needs are met in coming years. Plan-It software allows for the input of all revenue and expenses while providing estimated ending and beginning balances based on capital projects entered.

As a web based program, department heads can enter, edit, or delete projects through the on line portal. As the project progresses, updates on completion will be entered to better track expenses and revenues that will coincide with our financial software. This will help with with annual budget estimates should a project be delayed or have cost overruns.

Projects will be prioritized. Critical and needed projects will be identified and given the top priority. We will also include priorities of Efficiency and Meets Goal. These two priorities identify projects that are neither critical or needed but will improve operations with possible cost savings or better service delivery, and projects that meet goals of the city council or are included in master plans.

The cost of the software will be split between departments depending on the number of users. The base fee is \$2,500 and will come from Finance's budget. Each additional license is \$500, however the \$10,000 annual cost allows for unlimited users. It may be where each department will fund one license with any cost under \$10,000 being equally split between departments.

RESOLUTION NO. 108-2024

A RESOLUTION APPROVING PURCHASE OF PLAN IT CAPITAL IMPROVEMENT
PLAN SOFTWARE

WHEREAS, good financial planning includes a five year capital improvement plan; and,

WHEREAS, using capital planning software allows staff to more easily make projections and organize projects in the most effective manner.

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

City staff is hereby directed to purchase Plan-It Capital Improvement Plan software in the amount of \$10,000 with annual licensing fee of the same amount.

APPROVED, PASSED, AND ADOPTED, this 7th day of May 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

Plan It Software LLC

3825 Fairhomes Road
Wayzata, MN 55391
(952) 994-1744 support@CIPsoftware.com

Invoice No. 24Plan-It-1290

INVOICE

Customer Name <u>Ottumwa, IA</u>	Date <u>4/24/2024</u>
--	-----------------------

Units	Date / Service Description	Rate	Total
	Plan-It! Capital Planning Software Unlimited Users * Period to extend for one year from date of delivery (To June, 2025)		\$10,000.00

Payment Details

Check
 Deferred Payment
 Other

Please Make Check Payable To:
Plan It Software LLC

Please Remit: upon receipt

SubTotal	\$10,000.00
Expenses	\$0.00
Sales Tax - 0%	\$0.00
TOTAL	\$10,000.00

Cost Subject to 7% annual increase

Submitted:

Shaylan Hurley

Shaylan Hurley

THANK YOU FOR RENEWING YOUR LICENSE TO PLAN-IT

Source of the Plan-It!© Capital Planning Software

received
4-29-24 130p

revision

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION APPROVING TRANSFER OF FUNDS AS OF MARCH 31, 2024

Public hearing required if this box is checked.

—The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda. —

RECOMMENDATION: Pass and adopt Resolution No. 109-2024 authorizing the Finance Director to complete the transfers.

DISCUSSION: The resolution approves the quarterly budgeted fund transfers for March 31, 2024 as required by the State of Iowa.

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

RESOLUTION NO. 109-2024

A RESOLUTION APPROVING TRANSFER OF FUNDS AS OF MARCH 31, 2024

WHEREAS, the City of Ottumwa budgets for transfers to occur between funds as part of the annual budget; and,

WHEREAS, City Council approval is required for the transfer of funds; and

WHEREAS, the Director of Finance has requested the approval of transfers as of March 31, 2024 per the attached listing;

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

The budget transfers, as reflected in the attached report, are hereby authorized and approved.

APPROVED, PASSED, AND ADOPTED, this 7th day of May 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

Transfer In Account	Amount	Fund	Transfer Out Account	12/31/23 Transfer	Reason
001-000-4832	\$ 4,490,866.00	Benefits	112-9-910-6910	1,600,126.50	Support cost of benefits
001-000-4835	\$ 1,600,000.00	Franchise	005-9-910-6910	300,000.00	Support of Public Safety
129-000-4832	\$ 46,758.00	Benefits	112-9-910-6910	3,749.17	Support cost of benefits
131-280-4832	\$ 141,850.00	Benefits	112-9-910-6910	59,702.74	Support cost of benefits
133-410-4832	\$ 235,076.00	Benefits	112-9-910-6910	97,753.86	Support cost of benefits
135-450-4832	\$ 129,684.00	Benefits	112-9-910-6910	32,937.82	Support benefit costs
151-432-4830	\$ 1,479,558.00	ARPA	003-9-910-6910	43,872.38	City Hall HVA & Improvements
673-843-4830	\$ 450,000.00	Landfill	670-9-910-6910	112,500.00	Operational support
720-465-4830	\$ 88,883.00	GF	001-9-910-6910	32,363.25	Civic Center tax (Dec, Jan, Feb)
151-000-4830	\$ 110,788.21	DevProj	174-9-910-6910	110,788.21	Support demolition program
162-000-4830	\$ 71,480.00	TIF 125	125-9-910-6911	71,480.00	Transfer FY23 TIF SSMID Taxes
174-000-4830	\$ 250,000.00	OtherBond	151-9-910-6910	250,000.00	Reallocate 22 bond proceeds for Depot AC
311-000-4830	\$ 36,784.00	GF	001-9-910-6910	\$ 36,784.00	Deficit Reduction
313-000-4830	\$ 29,555.00	GF	001-9-910-6910	\$ 29,555.00	Deficit Reduction
671-840-4830	\$ 52,274.00	Landfill	670-9-910-6910	\$ 52,274.00	FY23 Closure Set-aside

\$ 9,213,556.21

Total to Transfer

\$ 2,833,886.93

Resolution No. 109-2024

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, City Clerk

Fund	1/5/2024	1/19/2024	2/2/2024	2/16/2024	3/1/2024	3/15/2024	3/29/2024
1	242,776.85	237,221.67	244,250.92	240,550.18	248,327.86		
129	788.66	487.02	461.53	576.42	501.32		
131	9,092.78	8,316.02	10,159.63	8,852.90	8,940.81		
135	4,722.47	4,800.60	4,817.08	4,901.28	4,975.96		

received
4.29.24 130p

bovianey

CITY OF OTTUMWA Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION APPROVING INTER-FUND LOAN FROM GENERAL FUND TO GOLF COURSE FUND IN THE AMOUNT OF \$74,245.50 FOR GOLF COURSE TERMINATION PAYMENT

Public hearing required if this box is checked.

The Proof of Publication for each Public Hearing must be attached to the Staff Summary. If the Proof of Publication is not attached the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 110-2024; and authorize the inter-fund loan in the amount of \$74,250.50.

DISCUSSION: The City Council passed resolution 93-2024 that authorized a payment of \$74,250.50 to Greg Wilson d/b/a Integrity Golf Group, LLC as part of the termination agreement. The payment will be from fund 750 Golf Course which does not have sufficient reserves to make the payment. Staff is recommending an inter-fund loan in the payment amount from General Fund to the Golf Course Fund. Repayment to the General Fund will be from user fees of the golf course. The term is until paid as the user fees revenue will fluctuate. We are legally required to charge interest on the loan and staff is recommending 1% per annum.

Source of Funds: General Fund

Budgeted Item:

Budget Amendment Needed: Yes

RESOLUTION NO. 110-2024

A RESOLUTION APPROVING INTER-FUND LOAN FROM GENERAL FUND TO GOLF COURSE FUND IN THE AMOUNT OF \$74,245.50 FOR GOLF COURSE TERMINATION PAYMENT

WHEREAS, the City Council for Ottumwa, Iowa at its Regular Meeting of April 16, 2024 passed Resolution NO. 93-2024 Resolution Confirming \$74,245.50 As The Termination Payment To Greg Wilson D/B/A Integrity Golf Group, LLC For The Operation Of Cedar Creek Golf Course And Authorizing City Staff To Release Payment; and,

WHEREAS, Fund 750 Golf Course has insufficient reserves for this expense; and

WHEREAS, an inter-fund loan is necessary to complete the action of Resolution NO. 93-2024

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

An inter-fund loan from 001 General Fund to 750 Golf Course in the amount of \$74,425.50 is hereby authorized with an interest rate of one percent (1%) per annum with payment from user fees credited to Fund 750 until such time that the principal has been retired.

APPROVED, PASSED, AND ADOPTED, this 7th day of May 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

received
5/2 2024 215p

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 115-2024: Resolution in Support of a Workforce Housing Development Project by Bloomfield Acres, LLC

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 115-2024.

DISCUSSION: Bloomfield Acres, LLC, an entity for Kading Properties, is seeking Workforce Housing Tax Credits for an middle-density in-fill development project using City-owned vacant lots. Kading is an Iowa-based developer with over 20 projects completed in the state. Kading intends to build new single family, duplex, townhome and multifamily units on existing vacant lots in neighborhoods throughout Ottumwa.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

Critical to financing this program is Kading's application for Workforce Housing Tax Credits from Iowa Economic Development Authority. The Workforce Housing Tax Credit program provides an incentive to develop market rate housing affordable to working Iowans. The program provides a credit for sales tax paid on construction costs as well as a state investment tax credit for 20% of the first \$150,000 invested in each unit. The 20% is available for small cities including Ottumwa, but in the largest counties in the state, the credit is capped at 10%. The total tax credit is capped at \$1,000,000. Each unit constructed under the program must be built for less than \$298,021 for single family homes and \$241,643 for multifamily units. The Workforce Housing Tax Credit requires local governments to participate with a minimum investment of at least \$1,000 per unit.

This in-fill project has been the kind of development Staff has pursued for a long time. The lots for this development are vacant lots the City has acquired, generally from demolishing derelict houses. An end goal of the derelict housing demolition program has been to redevelop these lots and bring them back on the tax rolls and bring new value and catalyze neighborhood improvement where the derelict properties once brought it down. Further, the proposal for medium density development fits with a goal set in the Ottumwa Housing Plan to incentive medium density in order to provide for new types of housing units, housing choice and to improve value and make projects viable.

To provide the local incentive for this project, Staff is proposing to leverage the Build Ottumwa program to provide \$10,000 per unit. There would be no TIF incentive proposed for this project, although the developer would be able to take advantage of the Urban Revitalization Tax Abatement that is available to anyone in the City completing a qualified project. This incentive is subject to the annual appropriation of Build Ottumwa funds by the City Council.

Other terms for the purchase agreement include that the purchase is on condition of the Workforce Housing Tax Credit being approved and on condition of a due diligence period where Kading will undertake, at its expense, an acquisition study to determine the viability of each parcel and the type of development best suited to each parcel. Lots would be purchased from the City for \$125 per lot in three separate closings over 3 years. The City would pay up to \$500 for an abstract for each property and Kading would pay abstract costs over \$500.

There are two items on the Council agenda for May 7. This item is a Resolution of Support for the Workforce Housing Tax Credits. After this item is a resolution to set the public hearing for the purchase agreement for the lots. The Resolution of Support would be provided with the Workforce Housing Tax Credit application that the developer submits and it does describe the proposed local incentive.

RESOLUTION NO. 115-2024

A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING
DEVELOPMENT PROJECT BY BLOOMFIELD ACRES, L.L.C.

WHEREAS, Bloomfield Acres, L.L.C. (the “Developer”) has offered to buy 34 underutilized lots that are owned by the City of Ottumwa, Iowa (the “City”), and proposes to use the lots to construct workforce housing (the “Project”); and

WHEREAS, the Developer intends to apply for Workforce Housing Tax Credits from the State of Iowa for the Project; and

WHEREAS, the City is supportive of the Project and willing to provide a local match for the Project through the Build Ottumwa Program, as further described in this Resolution.

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

Section 1: That the City proposes to support the Project by providing a local match grant of \$10,000 per unit through the Build Ottumwa Program, contingent on the satisfaction of the conditions set forth in Section 2.

Section 2: That the City’s local match funding for the Project shall be subject to and conditioned on all of the following:

1. The Developer being approved to receive Workforce Housing Tax Credits for the Project and remaining eligible for the tax credit incentives.
2. The Developer and City entering into the purchase agreement for the sale of the 34 lots from the City to the Developer, and the Developer closing on the purchase of the 34 lots.
3. The Developer constructing qualifying housing units on the lots.

Section 3: That the City Clerk, City Administrator, and Community Development Director are hereby authorized and directed to proceed with the preparation of the necessary documents in support of the Project, including but not limited to a purchase agreement for sale of the lots to Developer, and to take other actions consistent herewith, including providing documentation in support of Developer’s application for tax credits for the Project consistent with the terms set forth herein.

PASSED AND APPROVED this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

02338733\10981-092

BLOOMFIELD ACRES HOUSING OPPORTUNITY IN-FILL PROJECT AND WORKFORCE HOUSING TAX CREDIT

Ottumwa City Council
Tuesday, May 7, 2024



KADING PROPERTIES

- Iowa-based developer since 1976
- Pursuing workforce housing in communities across Iowa
- Build and own rental properties with their own property management arm



KADING PROPERTIES



IOWA WORKFORCE HOUSING TAX CREDIT

- Iowa Economic Development Authority program to incentivize housing that is affordable to working Iowans
- State investment tax credit valued at up to 20% of the investment on the first \$150,000 per unit up to a total of \$1,000,000
- Per unit caps of \$298,021 for single family homes and \$241,643 for multifamily units
- Requires Resolution of Support from Local Community and Minimum \$1,000 per unit local investment



THE PROJECT

- In-fill development of middle density housing on existing city-owned lots
 - One critical goal for the derelict property program from the beginning
 - Middle density is goal described in the 2022 Ottumwa Housing Plan
 - 30 proposed lots (others for future consideration)
 - Mixed of density looking at single family, duplex and small apartment buildings
- Developer to own and rent units at market rate



ON THIS COUNCIL AGENDA

- Resolution to Set Date for Public Hearing for Purchase Agreement
- Resolution of Support for Workforce Housing Tax Credit



RESOLUTION TO SET PUBLIC HEARING

- Sets May 21 as the date for a public hearing on an agreement to for the developer to purchase 30 lots from the City of Ottumwa and for the Ottumwa to provide the local incentive
- Will be opportunity for further discussion at May 21 Council meeting



TERMS OF PURCHASE AGREEMENT

- On condition that Workforce Tax Credit application is approved
- Local incentive
 - \$10,000 per unit using the Build Ottumwa program
 - Build Ottumwa grant funds are subject to annual appropriation by the Council
- Due diligence period
 - Through August 19, the developer can perform, at their expense, an acquisition study to determine the viability of each lot for development
 - Lots determined to be viable for development would be purchased at \$125/lot and three separate closings
- Closing costs
 - Developer seeks a full abstract for each lot prior to closing
 - City to pay up to \$500 per abstract and developer to pay abstract costs above \$500
- No use of TIF, developer will have the right to apply for regular, city-wide Urban Revitalization Tax Abatement



RESOLUTION OF SUPPORT

- Resolution describes to IEDA that the community supports the proposed development and will provide the required local investment
- Resolution proposes to fund the local match using the Build Ottumwa program to provide \$10,000 per unit



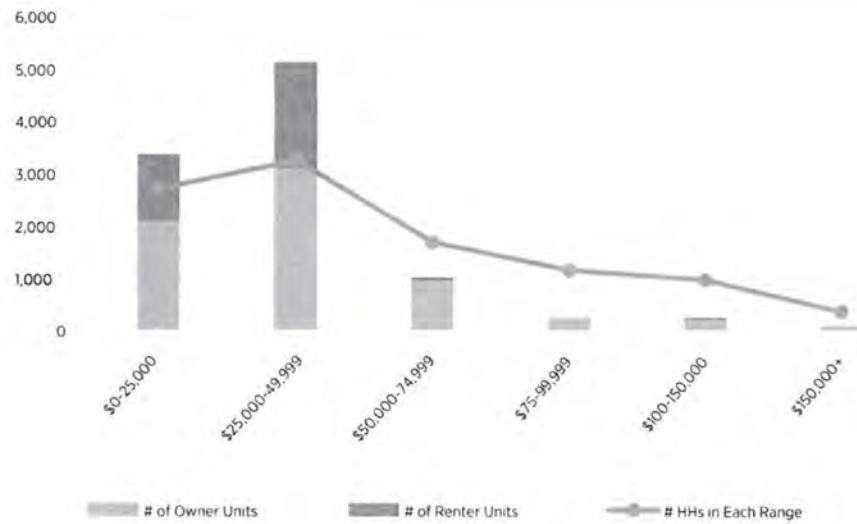
PROJECT VALUE

- In-Fill Development
 - Existing public infrastructure
 - Catalyze neighborhood improvements
- City lots
 - Remove maintenance cost for City
 - Put properties back on tax roll
- Medium Density
 - Missing Middle
 - Force multiplier in achieving housing plan goals
- New value, new units
- Market rate rents
 - Kading units rent around \$925 for 2-bed, \$1,150 for 3-bed
- Introduce new variety of housing types to market



QUESTIONS?

Figure 2.16: Housing Affordability & Availability



received
5.2.2024 210p

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of : May 7, 2024

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 116-2024: Resolution Setting the Date for a Public Hearing on the Proposal to Convey Interests in Real Property to Bloomfield Acres, LLC

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 116-2024.

DISCUSSION: Bloomfield Acres, LLC, an entity for Kading Properties, is seeking Workforce Housing Tax Credits for an middle-density in-fill development project using City-owned vacant lots. Kading is an Iowa-based developer with over 20 projects completed in the state. Kading intends to build new single family, duplex, townhome and multifamily units on existing vacant lots in neighborhoods throughout Ottumwa.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

Critical to financing this program is Kading's application for Workforce Housing Tax Credits from Iowa Economic Development Authority. The Workforce Housing Tax Credit program provides an incentive to develop market rate housing affordable to working Iowans. The program provides a credit for sales tax paid on construction costs as well as a state investment tax credit for 20% of the first \$150,000 invested in each unit. The 20% is available for small cities including Ottumwa, but in the largest counties in the state, the credit is capped at 10%. The total tax credit is capped at \$1,000,000. Each unit constructed under the program must be built for less than \$298,021 for single family homes and \$241,643 for multifamily units. The Workforce Housing Tax Credit requires local governments to participate with a minimum investment of at least \$1,000 per unit.

This in-fill project has been the kind of development Staff has pursued for a long time. The lots for this development are vacant lots the City has acquired, generally from demolishing derelict houses. An end goal of the derelict housing demolition program has been to redevelop these lots and bring them back on the tax rolls and bring new value and catalyze neighborhood improvement where the derelict properties once brought it down. Further, the proposal for medium density development fits with a goal set in the Ottumwa Housing Plan to incentive medium density in order to provide for new types of housing units, housing choice and to improve value and make projects viable.

To provide the local incentive for this project, Staff is proposing to leverage the Build Ottumwa program to provide \$10,000 per unit. There would be no TIF incentive proposed for this project, although the developer would be able to take advantage of the Urban Revitalization Tax Abatement that is available to anyone in the City completing a qualified project. This incentive is subject to the annual appropriation of Build Ottumwa funds by the City Council.

Other terms for the purchase agreement include that the purchase is on condition of the Workforce Housing Tax Credit being approved and on condition of a due diligence period where Kading will undertake, at its expense, an acquisition study to determine the viability of each parcel and the type of development best suited to each parcel. Lots would be purchased from the City for \$125 per lot in three separate closings over 3 years. The City would pay up to \$500 for an abstract for each property and Kading would pay abstract costs over \$500.

There are two items on the Council agenda for May 7. This second item is a resolution to set the public hearing for the purchase agreement for the lots. The public hearing would be on May 21, 2024.

ITEM TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

May 7, 2024

5:30 P.M.

- Resolution setting the date for a public hearing on the proposal to convey interests in real property to Bloomfield Acres, L.L.C.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

May 7, 2024

The City Council of the City of Ottumwa in the State of Iowa, met in regular session, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at 5:30 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY TO BLOOMFIELD ACRES, L.L.C.", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 116-2024

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY TO BLOOMFIELD ACRES, L.L.C.

WHEREAS, the City of Ottumwa (the "City") has received a proposal from Bloomfield Acres, L.L.C. (the "Buyer"), in the form of a proposed Purchase and Development Agreement (the "Agreement"), which Agreement proposes that the City would sell up to 34 City-owned lots (the "Property") to Buyer for a purchase price of \$125 per lot and in consideration of Buyer's other obligations under the Agreement, which Property is described as follows:

1. 724 Norris
2. 1731 Mable
3. Wapello County Tax Parcel No. 7411000048020
4. 1726 Mable
5. Wapello County Tax Parcel No. 7411000059000
6. 1736 Mable
7. 1744 Mable
8. 1810 E Main
9. 2202 E Main
10. 2102 E Main
11. 1025 W Third
12. 621 S Sheridan
13. 610 Spring (and Parcel 007411170007000)
14. 512 Grant St.
15. 514 Grant St.
16. Wapello County Tax Parcel No. 7411170012000
17. Wapello County Tax Parcel No. 7411170013000
18. Wapello County Tax Parcel No. 7411170014000
19. Wapello County Tax Parcel No. 7411170015000
20. 201 S Van Buren
21. 507 N Wapello
22. 813 Lee
23. 817 Lee
24. 319 W Fifth
25. 1010 E Fourth
26. 315 N Ash
27. 204 S Van Buren
28. 435 N Jefferson
29. 222 Grand
30. 817 West

WHEREAS, the Agreement would require Buyer to construct workforce housing units on

the Property; and

WHEREAS, to comply with the procedural requirements of the Iowa Code, this Council has set forth its proposal in this Resolution and should now set a date for a public hearing on the proposed conveyance of the City's interests in the Property, at which time this Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council shall hold a public hearing at its meeting which begins at 5:30 P.M. on May 21, 2024, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa for the purpose of taking action on the matter of the proposal to convey interests in real property to Bloomfield Acres, L.L.C., pursuant to the terms and conditions of the proposed Agreement.

Section 2. That the City Clerk is hereby directed to cause at least one publication of a notice of said public hearing in a newspaper published at least once weekly and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

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

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF OTTUMWA IN THE STATE OF IOWA, ON THE
MATTER OF THE PROPOSAL TO CONVEY REAL PROPERTY
TO BLOOMFIELD ACRES, L.L.C. PURSUANT TO A
PROPOSED PURCHASE AND DEVELOPMENT
AGREEMENT, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Ottumwa in the State of Iowa, will hold a public hearing before itself at its meeting that commences at 5:30 P.M. on May 21, 2024, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Purchase and Development Agreement (the "Agreement") with Bloomfield Acres, L.L.C. (the "Buyer"), and the proposal to convey up to 34 City-owned lots (the "Property") to the Buyer, pursuant to the terms and conditions of the Agreement. The Property is legally described as:

1. 724 Norris
2. 1731 Mable
3. Wapello County Tax Parcel No. 7411000048020
4. 1726 Mable
5. Wapello County Tax Parcel No. 7411000059000
6. 1736 Mable
7. 1744 Mable
8. 1810 E Main
9. 2202 E Main
10. 2102 E Main
11. 1025 W Third
12. 621 S Sheridan
13. 610 Spring (and Parcel 007411170007000)
14. 512 Grant St.
15. 514 Grant St.
16. Wapello County Tax Parcel No. 7411170012000
17. Wapello County Tax Parcel No. 7411170013000
18. Wapello County Tax Parcel No. 7411170014000
19. Wapello County Tax Parcel No. 7411170015000
20. 201 S Van Buren
21. 507 N Wapello
22. 813 Lee
23. 817 Lee
24. 319 W Fifth
25. 1010 E Fourth
26. 315 N Ash
27. 204 S Van Buren

- 28. 435 N Jefferson
- 29. 222 Grand
- 30. 817 West

The Agreement proposes that the City would sell the Property to Buyer for \$125 per lot and in consideration of Buyer's other obligations set forth in the Agreement, including that the Property will be used to construct workforce housing units, subject to the detailed terms and conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Ottumwa, Iowa.

At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed conveyance and proposed Agreement. After all objections have been received and considered, the Council may at this meeting or at any adjournment thereof, take additional action to approve the Agreement or to modify the Agreement, or may abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Ottumwa in the State of Iowa, as provided by Iowa Code Section 364.6.

Dated this _____ day of _____, 2024.

City Clerk, City of Ottumwa in the State of
Iowa

(End of Notice)

PASSED AND APPROVED this 7th day of May, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WAPELLO)

I, the undersigned City Clerk of the City of Ottumwa, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this ____ day of _____, 2024.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)