

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 36
Council Chambers, City Hall

November 1, 2011
6:30 O'clock P.M.

Present were Council Member Meyers, Morgan, Niner, Weller, Caviness, and Mayor Uehling.

Meyers moved, seconded by Morgan to approve the following Consent Agenda items: minutes from Regular Meeting No. 35 on Oct. 18, 2011 as presented; Acknowledge Mayor's proclamation of October 23-31, 2011 as Red Ribbon Week; Mayor's re-appointment of Mary Ann Reiter to the Inspection Board of Review, term to expire 1/18/16; Set Nov. 15, 2011 as a public hearing on the plans, specifications, form of contract and estimated cost for the Brentwood Drive Reconstruction Project (Pennsylvania North to End); Res. No. 205-2011, setting Nov. 15, 2011 as a public hearing on the Council's intent to amend the lease of city-owned property to FedEx Ground; beer and/or liquor applications for East End Tavern, 1141 Orchard, pending dram and Supermercado Cerro Grande, 311 E. Main. All ayes.

Caviness moved, seconded by Niner to approve the agenda as presented. All ayes.

City Admin. Helfenberger reported there will be a special meeting next Monday at 5:00 P.M. He announced that the Government Finance Officers Association has awarded the City of Ottumwa with a certificate of achievement for excellence in financial reporting for the fiscal year ending 6/30/10. This is the 17th consecutive year that the City has received this prestigious award. Thanks were given to the staff for all of their hard work and contributions. Mayor Uehling reminded citizens that there will be a forum for elections on GOTV on Thursday, Nov. 3rd presented by the League of Women Voters.

Mayor Uehling inquired if anyone in the audience wished to speak on a specific agenda item. Keith Lewis, Commercial Sanitation, would like to speak on Item F.-2., Sanitary Pick Up Services. Jason Bishop, Hy-Vee Drug Store, would like to speak on item G.-1., proposed Hospital District/Pennsylvania Avenue Corridor Urban Renewal Plan.

Caviness moved, seconded by Niner to approve the low quote from Floor to Ceiling in the amount of \$6,208.37 for the purchase and installation of carpet in the City Hall Finance and City Clerk's Offices. All ayes.

Caviness moved, seconded by Meyers to award the contract to Waste Management of Iowa, Inc from Fairfield, IA for a total monthly bid price of \$745 for weekly service (Sept. – May) and \$845 per month (Jun – Aug.) for the additional pickup at the Beach Ottumwa only and authorize the Mayor to sign. Dir. of Finance Jay reported three bids were received and the low bidder was Waste Management in the amount of \$745 per month (Sept. – May) and \$845 per month (Jun – Aug.) Keith Lewis, Commercial Sanitation, stated his business has been in Ottumwa over 50 years and has served the City around 40 years. They are locally owned and operated and based on his calculations there is only a difference of about \$25 per month. Council Member Caviness asked Mr. Lewis if he was questioning the local allowance. He said yes if there is such a thing. Dir. of Finance Jay stated the local allowance is 1%. Commercial Sanitation's bid was at 3%. City Attorney Keith said sealed bids were received and the local allowance is only 1%. It is her recommendation to accept the bid unless there is another legal reason to reject the low bid. All ayes.

Caviness moved, seconded by Morgan to approve the cost proposal from Ecological Specialists, Inc. in the amount not to exceed \$28,615.00 to conduct a reconnaissance unionid (mussel) survey at the

Blackhawk Bridge demolition site. Public Works Dir. Seals reported this is a requirement of the IDNR and shall be conducted prior to construction activities. All ayes.

Caviness moved, seconded by Meyers to approve the purchase of equipment for the WPCF Plant Effluent Water System Improvements from SyncroFlo, Inc. for the plant effluent pumping equipment skid in the amount of \$43,387.00, Amiad Filtration Systems for the automatic strainer in the amount of \$19,927.00, Allied Systems, Inc. for the submersible pumps in the amount of \$11,863.00, and Automatic Systems Co. for Control and SCADA Upgrade in the amount of \$9,475.00. All ayes.

Meyers moved, seconded by Morgan to approve the cost proposal for the Archaeologist Phase 1 Intensive Survey for the West Area Sewer Separation (North Basin) Project R&C#040490080 from the Office of State Archaeologist for the amount estimated at \$12,000 to \$14,500. All ayes.

Morgan moved, seconded by Caviness to approve the proposal from Terracon Consultants, Inc. for wetland permitting and mitigation services for the Wildwood Drive Reconstruction Project, Proposal No. P08110616, in the amount of \$9,300. All ayes.

Caviness moved, seconded by Weller to approve the appointment of Lawrence Gawronski as the Executive Director (General Manager) for the Bridge View Center. All ayes.

This was the time, place, and date set for a public hearing on the proposed Hospital District/Pennsylvania Avenue Corridor Urban Renewal Plan for a proposed Urban Renewal Area in the City of Ottumwa, State of Iowa. City Planner Shafer reported that a consultation meeting was held on Oct. 12, 2011 with the taxing entities. On Oct. 18, 2011 a written recommendation was received from the Wapello County Supervisors that proposed an agreement between the City of Ottumwa and Wapello County to reimburse the County for their loss in TIF dollars from the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Plan. City Admin. Helfenberger returned a written response on Oct. 24, 2011 which informed Wapello County their comments were received and will be reviewed. Jason Bishop, Hy-Vee Drugstore, stated he is in favor of this plan. He said the road needs repaired but he is concerned with the short term. He asks that the City take into consideration the businesses in this area when a project starts. No objections were received. Caviness moved, seconded by Weller to close the public hearing. All ayes.

Caviness moved, seconded by Meyers that Res. No. 206-2011, authorizing the Mayor to sign the agreement relating to the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area between the City of Ottumwa and Wapello County, State of Iowa, be passed and adopted. Ayes: Caviness, Meyers, Weller. Nays: Morgan, Niner. Motion carried.

Caviness moved, seconded by Morgan that Res. No. 201-2011, determining an area of the City to be an economic development 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 Hospital District/Pennsylvania Avenue Corridor Urban Renewal Plan, be passed and adopted. All ayes.

Caviness moved, seconded by Weller to authorize the Mayor to sign the Declaration of Agreement to include agricultural land in the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area. All ayes.

Caviness moved, seconded by Morgan to pass the first consideration of Ordinance No. 3029-2011, providing that general property taxes levied and collected each year on all property located within the Hospital District/ Pennsylvania Avenue Corridor Urban Renewal Area, in the City of Ottumwa, County of Wapello, State of Iowa, by and for the benefit of the State of Iowa, City of Ottumwa, County of Wapello, Ottumwa Community School District, Indian Hills Community College, and other taxing districts, be paid to a special fund for payment of principal and interest loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area. Ayes: Caviness, Meyers, Weller. Nays: Morgan, Niner. Motion carried.

City Planner Shafer recommended tabling the second and third readings for the Nov. 7 and Nov. 15, 2011 City Council meetings. Weller moved, seconded by Morgan to table the second and third readings of Ordinance No. 3029-2011. All ayes.

This was the time, place, and date set for a public hearing on the proposed amendment to Chapter 25, Board of Transit Trustees, of the Municipal Code of the City of Ottumwa, Iowa. Interim Transit Dir. Hagist reported this amendment will expand the Transit Advisory Board to nine members which will include a transit driver and a citizen who uses the Ottumwa Transit system. Council Member Weller said he would caution putting more than one employee on the board. No objections were received. Meyers moved, seconded by Morgan to close the public hearing. All ayes.

Caviness moved, seconded by Meyers to pass the first consideration of Ordinance No. 3031-2011, amending Chapter 25, Board of Transit Trustees, of the Municipal Code of the City of Ottumwa, Iowa by repealing Section 35-65 and enacting a substitute in lieu thereof. All ayes.

Caviness moved, seconded by Morgan to waive the second and third considerations, pass and adopt Ordinance No. 3031-2011, amending Chapter 25, Board of Transit Trustees, of the Municipal Code of the City of Ottumwa, Iowa by repealing Section 35-65 and enacting a substitute in lieu thereof. All ayes.

Meyers moved, seconded by Morgan that Res. No. 191-2011, awarding the contract for the 5th Street Improvement Project at the Ottumwa Regional Airport, effective with EDA concurrence, be passed and adopted. Public Works Dir. Seals reported six bids were received and the low bidder was Blommer Construction, Inc. of Pella, IA in the amount of \$165,478.85. All ayes.

Caviness moved, seconded by Morgan that Res. No. 192-2011, awarding the contract for the Sanitary Sewer Improvement Project – Ottumwa, Iowa – 2011, effective with EDA concurrence, be passed and adopted. Public Works Dir. Seals reported six bids were received and the low bidder was K.M. King, Inc. of Burlington, IA in the amount of \$515,260.50. All ayes.

Caviness moved, seconded by Morgan that Res. No. 200-2011, approving a loan to the Airport TIF fund from the Airport fund to finance an urban renewal project in the amount of \$47,372.00, be passed and adopted. All ayes.

Meyers moved, seconded by Morgan that Res. No. 202-2011, approving the transfer of \$75,000.00 from the General Fund to Bridge View Center's new checking account at Wells Fargo. All ayes.

Caviness moved, seconded by Morgan that Res. No. 203-2011, approving Change Order #2 and accepting the work as final and complete and approving final pay request for the Asphalt Street Repair

Program 2010, be passed and adopted. Public Works Dir. Seals reported that Change Order #2 increased the contract amount by \$11,903.57. All ayes.

Caviness moved, seconded by Niner that Res. No. 204-2011, awarding the contract for the Blackhawk Bridge Demolition Project and authorizing the Mayor to sign the contract, be passed and adopted. Public Works Dir. Seals reported six bids were received and the low bidder was Herberger Construction Co. of Indianola, IA in the amount of \$259,700.00. All ayes.

Morgan moved, seconded by Niner to pass the first consideration of Ordinance No. 3028-2011, amending Chapter 25, Article IV, Specific Offenses, of the Municipal Code of the City of Ottumwa, Iowa by adding Section 25-69 relating to smoking prohibitions. Ayes: Caviness, Meyers, Niner, Weller. Nays: Morgan. Motion carried.

Caviness moved, seconded by Weller to waive the second and third considerations, pass and adopt Ordinance No. 3028-2011, amending Chapter 25, Article IV, Specific Offenses, of the Municipal Code of the City of Ottumwa, Iowa by adding Section 25-69 relating to smoking prohibitions. All ayes.

Caviness moved, seconded by Weller to pass the first consideration of Ordinance No. 3030-2011, amending Chapter 18, Article IV. Massage Establishments and Massage Technicians, of the Municipal Code of the City of Ottumwa, Iowa by repealing Sections 18-48 through 18-62 and enacting a substitute in lieu thereof. All ayes.

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

Council Member Weller announced that the D.A.R.E. Haunted House had a record year and all of the proceeds go for a good cause. The D.A.R.E. Haunted House is ranked #7 in the state for haunted houses. Mayor Uehling wanted to recognize all the individuals that put their hard work into making the haunted house a success.

Morgan moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 8:08 P.M.

CITY OF OTTUMWA, IOWA

Dale Uehling, Mayor

ATTEST:

Amanda Valent, City Clerk

OTTUMWA CITY COUNCIL MINUTES

SPECIAL MEETING NO. 37
Council Chambers, City Hall

November 7, 2011
5:00 O'clock P.M.

Present were Council Member Meyers, Morgan, Niner, Weller, Caviness, and Mayor Uehling.

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

Caviness moved, seconded by Morgan to approve the rebuilding of the Falk Gear Box (Primary Gear Drive) for cell three of our primary clarifier for the quoted price of \$30,396.97. All ayes.

Caviness moved, seconded by Meyers to approve the collective bargaining agreement by and between the City of Ottumwa, Iowa and the Teamsters Local 238, representing Public Works, Parks, Airport, and Cemetery employees commencing July 1, 2012 and continuing through June 30, 2016. City Admin. Helfenberger reported there will be a 2% wage increase for each of the four years of the contract. Mr. Helfenberger highlighted the articles of the agreement where language revisions were made pertaining to leave pay, accrued leave, sick leave, overtime, and insurance. All ayes.

Meyers moved, seconded by Weller to approve the purchase of a John Deere 1600T to replace the 2003 John Deere 1600T mower destroyed by fire in the amount of \$31,500.00 less 23,321.00 insurance proceeds for a net cost of \$3,269.00. Dir. of Finance Jay reported this will replace the mower that was damaged by fire at the Golf Course. All ayes.

Caviness moved, seconded by Weller to approve the contract between the cities of Eldon and Ottumwa for substandard housing inspection services. Health & Insp. Supv. Gates reported the inspections will be done on an as needed basis. All ayes.

Meyers moved, seconded by Caviness to remove from the table the second and third considerations of Ordinance No. 3029-2011. All ayes.

Caviness moved, seconded by Weller to pass the second consideration of Ordinance No. 3029-2011, providing that general property taxes levied and collected each year on all property located within the Hospital District/ Pennsylvania Avenue Corridor Urban Renewal Area, in the City of Ottumwa, County of Wapello, State of Iowa, by and for the benefit of the State of Iowa, City of Ottumwa, County of Wapello, Ottumwa Community School District, Indian Hills Community College, and other taxing districts, be paid to a special fund for payment of principal and interest loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area. Ayes: Meyers, Weller, Caviness. Nays: Morgan, Niner. Motion carried.

Airport Supv. Francis discussed the recommendations within the Wildlife Hazard Assessment for the Ottumwa Regional Airport. He stated this study needed to be completed in order for the Airport to be able to get the deer fence. The letter was received yesterday from the FAA to begin the process for obtaining bids for the deer fence. City Admin. Helfenberger noted existing law enforcement will be utilized to control the wildlife. It is proposed that an additional group will not be formed to oversee these recommendations, but rather the current board and employees will carry these responsibilities. Council Member Morgan stated a lot of the items listed in the Assessment are already being done. Mr. Francis stated there is a pond, created when the 4-lane highway was built, that is now considered a Public Wildlife area. It is stocked with fish and attracts geese and ducks that fly through the approach

path. The USDA will work with the airport on finding a way to not attract animals to this area. Council Member Weller asked how often law enforcement will have to be used for deer control. Airport Supv. Francis said once the fence is installed there shouldn't be any deer inside the fence.

Airport Supv. Francis reviewed the 5 year FAA Airport Capital Improvement plan for the Ottumwa Regional Airport. The plan includes environmental documentation for Runway End 13 Extension in FY 2013, land acquisition for Runway 13/31 Expansion and Runway 13/31 Extension and Improvements-Design Phase in FY 2014, Construction Phase in FY 2015, Runway End 13 Parallel Taxiway Extension in FY 2016, and snow removal equipment acquisition in FY 2017. Rob Garber, Clapsaddle-Garber Associates, explained the need for a 7,600 feet runway. The proposed 7,600 feet runway will accommodate the size of aircraft operated by the businesses utilizing the Ottumwa Airport. Mr. Francis stated the amounts will be adjusted to reflect a 7,600 feet runway and present back to Council the first meeting in December.

The Mayor inquired if anyone wished to address the Council on an item not on the agenda. There were none.

Morgan moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 6:15 P.M.

CITY OF OTTUMWA, IOWA

Dale M. Uehling, Mayor

ATTEST:

Amanda Valent, City Clerk

OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 38
Council Chambers, City Hall

November 15, 2011
6:30 O'clock P.M.

Present were Council Member Morgan, Niner, Weller, Caviness, Meyers, and Mayor Uehling.

Morgan moved, seconded by Meyers to approve the following Consent Agenda items: minutes from Regular Meeting No. 36 on Nov. 1 and Special Meeting No. 37 on Nov. 7, 2011 as presented; Mayor's appointment of Andrew Hansen to the Airport Advisory Board, term to expire 10/1/12; Mayor's appointment of Edward Nydle to the Human Rights Commission, term to expire 10/1/14; Mayor's student appointment of Nicolas Davis to the Planning and Zoning Commission, term to expire 12/1/12; Mayor's appointment of Robert LaPoint to the Transit Advisory Board, term to expire 5/15/14; Mayor's appointment of Larry Williams to the Transit Advisory Board, term to expire 5/15/15; Final payment for the Jefferson Drainage Ditch Repairs (RFP #21-2010) to DeLong Construction in the amount of \$1,522.50; beer and/or liquor applications for Mexico Lindo, 530 W. Second, pending dram, Casey's General Store #2208, 1603 W. Second, and Stop & Go Drive Thru, 516 S. Madison. All ayes.

Meyers moved, seconded by Morgan to remove Item G.-6., public hearing on the 2012 Community Development Block Grant for Housing Sustainability Application, and approve the agenda as amended. All ayes.

City Admin. Helfenberger reported there will be a special meeting next Monday, Nov. 21, 2011, at 5:00 P.M. and items to be discussed will include sewer financing. He asked Council to set dates for public input meetings on the 2012-2013 City Budget. These meetings will be televised. Mr. Helfenberger also asked Council to select a Council Member to serve as a liaison to the Transit Advisory Board. Public Works Dir. Seals gave a brief report on the status of the Pennsylvania Ave. Widening Project. He said the crews will be ready to pour the third lane on Friday, all weather dependent. They anticipate having the street opened up for traffic the day before Thanksgiving.

Mayor Uehling inquired if anyone in the audience wished to speak on a specific agenda item. There were none.

Caviness moved, seconded by Meyers to approve the site plan for the development of a proposed 4,500 sq. ft. Sherwin Williams Store to be located at 1335 Theatre Drive. City Planner Shafer reported the developer will begin construction this fall. Melvin Gillenwater, Sherwin Williams representative, stated this building will be brick and block. The more modern structure will be built using 90% of local contracting. They will bring in some of their own labor to clean, install trim, and do some concrete work, but the majority of the building will be done using local contractors directly from the community. All ayes.

Weller moved, seconded by Niner to award the contract to Bridge City Construction, Inc. from Ottumwa, IA for the repair of the Bear Creek Gatewell located on the south river levee west of the hydro dam (RFP #16-2011) in the amount of \$10,560.00. Public Works Dir. Seals reported four bids were received and the low bidder was Bridge City Construction, Inc. of Ottumwa, IA in the amount of \$10,560.00. All ayes.

Caviness moved, seconded by Meyers to approve the repair of one the Flygt Pumps at the main Airport Pump Station by Electric Pump of Des Moines, IA for the quoted price of \$7,800.73. All ayes.

This was the time, place and date set for a public hearing on the intent to dispose of city owned property located at 1631 Greenwood. Health & Inspections Supv. Gates reported four bids were received on Nov. 8, 2011 and Trinity Properties, LLC submitted the best bid in the amount of \$18,880.00. No objections were received. Caviness moved, seconded by Weller to close the public hearing. All ayes.

Caviness moved, seconded by Niner that Res. No. 197-2011, accepting the bid and approving the sale of city owned property located at 1631 Greenwood to Trinity Properties, LLC, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the intent to dispose of city owned property located at 733 N. Ash. Health & Inspections Supv. Gates reported three bids were received on Nov. 8, 2011 and Jose Perez submitted the best bid in the amount of \$3,000.00. No objections were received. Meyers moved, seconded by Niner to close the public hearing. All ayes.

Meyers moved, seconded by Morgan that Res. No. 198-2011, accepting the bid and approving the sale of city owned property located at 733 N. Ash to Jose Perez, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the intent to dispose of city owned property located at 2209 E. Main Street. Health & Inspections Supv. Gates reported two bids were received on Nov. 8, 2011 and Dixie Leon submitted the best bid in the amount of \$1,500.00. No objections were received. Caviness moved, seconded by Niner to close the public hearing. All ayes.

Caviness moved, seconded by Weller that Res. No. 199-2011, accepting the bid and approving the sale of city owned property located at 2209 E. Main St. to Dixie Leon, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on the proposal to amend the lease with FedEx Ground for Building #70 at the Ottumwa Regional Airport. Airport Supv. Francis reported FedEx has requested an extension of the current lease to Sept. 30, 2012 with the option to renew for an additional one year term of Oct. 1, 2012 to Sept. 30, 2013 with the monthly rental fee for the renewal option increased to \$3,080.00. No objections were received. Weller moved, seconded by Niner to close the public hearing. All ayes.

Caviness moved, seconded by Meyers that Res. No. 210-2011, authorizing the Mayor to sign the lease amendment with FedEx Ground for Building #70 at the Ottumwa Regional Airport, be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the plans, specifications, form of contract, and estimated cost on the Brentwood Drive Reconstruction Project (Pennsylvania North to the End). No objections were received. Caviness moved, seconded by Meyers to close the public hearing. All ayes.

Caviness moved, seconded by Weller that Res. No. 207-2011, approving the plans, specifications, form of contract, and estimated cost on the Brentwood Drive Reconstruction Project (Pennsylvania North to the End), be passed and adopted. All ayes.

Caviness moved, seconded by Weller that Res. No. 208-2011, approving the contract, bond, and certificate of insurance for the 5th Street Improvement Project at the Ottumwa Regional Airport, be passed and adopted. Council Member Weller stated that the contract amount in the resolution differs from the contract amount in the contract. Public Works Dir. Seals stated the amount in the contract is

correct and the resolution should be amended to reflect the contract amount of \$166,728.85. Weller moved, seconded by Morgan that Res. No. 208-2011, as amended, be passed and adopted. All ayes.

Meyers moved, seconded by Weller that Res. No. 209-2011, approving the contract, bond, and certificate of insurance for the Sanitary Sewer Improvement Project – Ottumwa, Iowa - 2011, be passed and adopted. All ayes.

Caviness moved, seconded by Niner that Res. No. 211-2011, approving Change Order #4 in the amount of \$6,014.80 and Change Order #5 in the amount of \$12,678.60 on the City Hall Entrance Reconstruction Project with Grooms and Co. Construction Inc., be passed and adopted. All ayes.

Caviness moved, seconded by Meyers to pass the third consideration, pass, and adopt Ordinance No. 3029-2011, providing that general property taxes levied and collected each year on all property located within the Hospital District/ Pennsylvania Avenue Corridor Urban Renewal Area, in the City of Ottumwa, County of Wapello, State of Iowa, by and for the benefit of the State of Iowa, City of Ottumwa, County of Wapello, Ottumwa Community School District, Indian Hills Community College, and other taxing districts, be paid to a special fund for payment of principal and interest loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area. Ayes: Weller, Caviness, Meyers. Nays: Morgan, Niner. Motion carried.

Caviness moved, seconded by Niner to pass the second consideration of Ordinance No. 3030-2011, amending Chapter 18, Article IV. Massage Establishments and Massage Technicians, of the Municipal Code of the City of Ottumwa, Iowa by repealing Sections 18-48 through 18-62 and enacting a substitute in lieu thereof. All ayes.

Meyers moved, seconded by Caviness to pass the first consideration of Ordinance No. 3033-2011, amending Chapter 26, Article I, In General, Article II. Park Regulations and Article III, Swimming, Divisions 1 and 2 of the Municipal Code of the City of Ottumwa, Iowa. Park Dir. Rathje reported the revised ordinance includes language that bans motorcycles and ATVs from the big lagoon in the campground. All ayes.

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

Weller moved, seconded by Morgan that the meeting be adjourned. All ayes. Adjournment was at 7:28 P.M.

CITY OF OTTUMWA, IOWA

Dale Uehling, Mayor

ATTEST:

Amanda Valent, City Clerk

OTTUMWA CITY COUNCIL MINUTES

SPECIAL MEETING NO. 39
Council Chambers, City Hall

November 21, 2011
5:00 O'clock P.M.

Present were Council Member Niner, Weller, Caviness, Meyers, Morgan and Mayor Uehling.

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

This was the time, place, and date set for a public hearing on the 2012 Community Development Block Grant for Housing Sustainability Application. City Planner Shafer presented the following application information: The need for the activities have been identified at public meeting held for the CDBG Housing Sustainability for owner occupied housing rehabilitation authorized by the City Council. The proposed activities will be funded through the CDBG Housing Sustainability Grant and do not require matching funds. The CDBG application will be submitted by December 7, 2011 and the amount of Federal CDBG funds requested for the project is \$400,000. Estimated portion of federal funds that will benefit low to moderate income persons was determined by a door to door survey of the proposed project area. The survey was conducted and completed in October 2009. The survey identified 263 occupied households in the area. Based on the results, there are 571 persons in the project area and 62% of those persons have incomes below the HUD low to moderate income level (80% LMI) for Wapello County. These figures indicate that 354 LMI individuals will benefit from the project. The proposed project area is located in the City of Ottumwa and is bounded by Richmond Avenue on the North, Ferry Street and contiguous properties on the east, Chester and contiguous properties on the South, and Kettle Creek on the west. There will be no displacement of those residents in the project area who are not participating in housing rehabilitation activities. Additionally, there will be no displacement of businesses located in the project area. Residents participating in the housing rehabilitation activities requiring lead abatement may be temporarily relocated using project funds. The proposed project consists of the rehabilitation and lead abatement of ten owner occupied houses in the specified project neighborhood of the City of Ottumwa. Persons authorized to receive and respond to citizen proposals, questions, and/or complaints concerning proposed activities are: Dale M. Uehling, Mayor, 105 East Third Street – City Hall, Ottumwa, IA 52501, Phone number: 641-683-0600 and Penny Grim, 105 East Third Street – City Hall, Ottumwa, IA 52501, Phone number: 641-683-0606. No objections were received. Weller moved, seconded by Niner to close the public hearing. All ayes.

Caviness moved, seconded by Meyers that Res. No. 212-2011, authorizing the Mayor to sign and submit the 2012 Community Development Block Grant (CDBG) Housing Sustainability Application for owner occupied housing rehabilitation projects, and if funded, to sign all contract related documents, be passed and adopted. All ayes.

Meyers moved, seconded by Caviness to pass the second consideration of Ordinance No. 3033-2011, amending Chapter 26, Article I. In General, Article II Park Regulations and Article III, Swimming, Divisions 1 and 2 of the Municipal Code of the City of Ottumwa, Iowa. All ayes.

Dir. of Finance Jay reported that there are three options to look at to review the sewer rates. Option one hinges solely on using sewer rates alone with the following increases: FY 2012-10%, FY 2013-18%, FY 2014-18%, FY 2015-18%, FY 2016-2.5%. Option two incorporates sewer rates, Westgate TIF funds, and Local Option Sales Tax revenue with the following increases: FY 2012-10%, FY 2013-10%, FY 2014-5%, FY 2015-5%, FY 2016-4%. Option three includes sewer rates, Westgate TIF funds, Local Option Sales Tax revenue, and the receipt of the Westside Grant with the following

increases: FY 2012-10%, FY 2013-5%, FY 2014-4%, FY 2015-4%, FY 2016-4%. Mr. Jay went over the debt issuance and retirement summary for fiscal years 2012 through 2015. Council Member Weller questioned the transfer of funds to the plant improvement fund. Dir. of Finance Jay stated it is the intent to not do this again next year. Public Works Dir. Seals stated it was designed to build that fund up to do the extensive projects. Council Member Morgan said if you put the money in and then take it back out you are not gaining anything and the ordinance will need to be looked at. He stated it will be very important to get through the next five years. Council Member Weller asked if there is still confidence that we will receive the Westside Grant. Public Works Dir. Seals said yes, but it makes him nervous if he does not have the grant in his hands. He has heard of a project in Cedar Rapids being awarded a grant, and once the project was started they were defunded. The City then had to decide to continue with the project and fund the entire project or stop altogether. Council Member Weller asked if the City was not awarded the grant [and the rates were based on receiving that grant] could the City request an extension for items in the Administrative Consent Agreement. Public Works Dir. Seals said there is specific language about this and, he believes, that is one of timelines where there was some room to adjust. Council Member Caviness stated the 30% forgivable loan awarded to the City is a 'use it or lose it' loan. Dir. of Finance Jay added the current rates won't support that loan. Public Works Dir. Seals pointed out that these are items in the Administrative Consent Agreement, but there are other projects that need done as well. Dir. of Finance Jay said all of this will hinge on reviewing these rates in the future. He would also like to take to vote, in 2012, an option to extend the Local Option Sales Tax. Council Member Morgan asked if these projects could be put under the CIP and if that would lower the asking amount for rates. Dir. of Finance Jay said you would have to look at the GO bonds, they will go up. You would have to decide how much will be used on sewer and how much on streets. If the CIP increases so does the bond issues and the debt service. He recommends not messing with the CIP. The City is two years behind on sewer rates. He also noted that it is important to try to cash flow projects. City Admin. Helfenberger stated Option 3 looked favorable and this item will be brought back to Council the first meeting in December.

The Mayor inquired if anyone wished to address the Council on an item not on the agenda. There were none.

Morgan moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 6:02 P.M.

CITY OF OTTUMWA, IOWA

Dale M. Uehling, Mayor

ATTEST:

Amanda Valent, City Clerk