

## OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 33  
Council Chambers, City Hall

October 4, 2011  
6:30 O'clock P.M.

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

Meyers moved, seconded by Morgan to approve the following Consent Agenda items: minutes from Regular Meeting No. 32 on Sept. 20, 2011 as presented; Acknowledge August financial report and payment of bills as submitted by the Finance Dept.; Mayor's re-appointment of Shirley Gingrich-Slonaker and Larry Jackson to the Public Safety Advisory Committee, term to expire 10/1/2013; Mayor's re-appointment of Sandy Tiegs and James Jackson to the Public Safety Advisory Committee, term to expire 10/1/2014; Canvasser/Solicitor application for Marie Ogden on behalf of the Workingman's Christmas Party for Needy Children to solicit donations downtown and outlying stores Nov. 1 through Dec. 15, 2011; Acknowledge Civil Service Commission WPCF Operator entrance eligibility list of 9/19/2011; Acknowledge Civil Service Commission Police Officer entrance eligibility list of 9/29/2011; Award the contract for sanitary pick up services for eleven (11) city locations to MidWest Sanitation, KAL Services of Pella, Iowa for a total monthly bid price of \$900.00 for basic weekly service and authorize the Mayor to sign; Contract to Elliott Oil Company for the bid margin of \$.014 cents for ethanol blend gasoline and \$.017 cents for No. 2 diesel fuel per gallon, to be added to the rack wholesale price, and authorize the Mayor to sign; Payment for curb and gutter replacement on E. Golf St. in connection with the Expanded Street Repair Program 2011 to Turner Concrete Construction, Inc. in the amount of \$14,000; Payment for grinding material as stated in RFP #6-2011 Armor Levee behind the Public Works Garage to DeLong Construction, Inc. in the amount of \$12,005.00; Quote from DPLM for painting markings on Runway 13/31 at the Ottumwa Regional Airport in the amount of \$6,830.00 and authorize the Mayor to sign the proposal; Res. No. 177-2011, setting Oct. 18, 2011 as a public hearing on the intent to dispose of City owned property located at 449 S. Ransom to Richard A Wilson Sr.; beer and/or liquor applications for The Owl's Nest, 116 S. Court, Kum & Go #40, 502 W. Second St., Smokin Jo's, 618 Church St., and Club 888, Knights of Columbus, 123 W. Third, pending dram. Council Member Niner questioned why there is a proposal from DPLM to paint markings on Runway 13/31 when Public Works has a striper machine that can do this. Council Member Morgan asked how long it would take the Public Works Dept. to complete the job. Public Works Dir. Seals said he believes it can be done in a day. Material will still need to be bought and there will be the cost of labor. Public Works Dir. Seals and Airport Supv. Francis will work together on the project. Caviness moved, seconded by Niner to pull Item B.-12., proposal from DPLM for painting markings on Runway 13/31, from the Consent Agenda. All ayes. Morgan moved, seconded by Meyers to approve the Consent Agenda as amended. All ayes.

Morgan moved, seconded by Caviness to table Item F.-8., purchase of a Henderson First Response Unit. All ayes. Weller moved, seconded by Caviness to approve the agenda as amended. All ayes.

City Admin. Helfenberger reported there will be a special council meeting next Monday.

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 consideration of renewal of the Governor's Traffic Safety Bureau Grant and authorize the Mayor to sign the contract. All ayes.

Meyers moved, seconded by Caviness to approve the quote by Christner Contracting Inc. of Ottumwa, Iowa for insulating and siding the Moore St. and Richmond pump stations in the amount of \$9,783.82. All ayes.

Caviness moved, seconded by Morgan to approve payment to Electric Pump Company of Des Moines, Iowa in the amount of \$8,440.57 for the emergency repairs to the #3 pump at the Elm St. Pump Station. All ayes.

Weller moved, seconded by Meyers to approve the quote by Nutri-Ject Systems, Inc. of Hudson, Iowa for the cleaning of the Primary Anaerobic Digester in the amount of \$21,618.90 for the cone portion and \$2,196.00 per foot of sidewall depth above the cone. All ayes.

Caviness moved, seconded by Meyers to approve the quote by Nutri-Ject Systems, Inc. of Hudson, Iowa for the cleaning of the Secondary Anaerobic Digester and land applying the solids in the amount of \$25,500.00 for the cone portion and \$2,796.00 per foot of sidewall depth above the cone. All ayes.

Caviness moved, seconded by Weller to approve the proposal from Clapsaddle Garber Associates, Inc. for the T-Hangar Construction at the Ottumwa Regional Airport. Meyers moved, seconded by Niner to amend the recommendation to approve the proposal for engineering services from Clapsaddle Garber Associates, Inc. for the T-Hangar Construction at the Ottumwa Regional Airport and authorize the Mayor to sign the proposal. All ayes.

Morgan moved, seconded by Caviness to approve the proposal from Brown Engineering Co. for the Hanger Ventilation System at the Ottumwa Regional Airport and authorize the Mayor to sign the proposal. All ayes.

Caviness moved, seconded by Meyers that Res. No. 173-2011, determining the necessity and setting dates of a consultation and a public hearing on a proposed Hospital District/Pennsylvania Ave. Corridor Urban Renewal Plan for a proposed urban renewal area in the City of Ottumwa, State of Iowa, be passed and adopted. Council Member Morgan stated he is concerned with doing this. If you TIF something it takes away from the General Fund. The Hospital's change from not for profit to profit brought more money into our budget and if the area is made a TIF area it will take away part of that. Council Member Weller questioned if the money could be saved. City Planner Shafer noted Res. 173-2011 only sets the public hearing and dates of consultation. All ayes.

Meyers moved, seconded by Weller that Res. No. 175-2011, approving Change Order #3 for the CCTV Camera System Project, be passed and adopted. Police Chief Clark reported Change Order #3 increases the contract amount by \$9,362.35. All ayes.

Caviness moved, seconded by Morgan that Res. No. 176-2011, approving Change Order #1 and accepting the work as final and complete for the Building #23 Hangar Door Installation Project at the Ottumwa Regional Airport, Ottumwa, Iowa, be passed and adopted. Airport Supv. Francis reported Change Order #1 increases the contract amount by \$5,302.00. All ayes.

Meyers moved, seconded by Weller that Res. No. 178-2011, approving final plat of B&L Addition, to the City of Ottumwa, Wapello County, Iowa, be passed and adopted. All ayes.

Weller moved, seconded by Caviness that Res. No. 179-2011, awarding the contract to Davis County Plumbing and Construction of Bloomfield, Iowa for the repair for the North Side Flood Wall in the amount of \$28,000.00 and authorizing the Mayor to sign the contract, be passed and adopted. Public Works Dir. Seals reported bids were received on Sept. 21, 2011 and the low bidder was Davis County Plumbing and Construction of Bloomfield, Iowa. All ayes.

Caviness moved, seconded by Weller that Res. No. 180-2011, approving Change Order #3 for the City Hall Entrance Reconstruction Project, be passed and adopted. City Planner Shafer reported Change Order #3 increases the contract amount by \$15,317.00. All ayes.

Caviness moved, seconded by Weller that Res. No. 181-2011, appointing Bankers Trust Company of Des Moines, Iowa to serve as paying agent, bond registrar, and transfer agent, approving the paying agent and bond registrar and transfer agent agreement and authorizing the execution of the agreement, be passed and adopted. All ayes.

Meyers moved, seconded by Caviness that Res. 182-2011, authorizing and providing for the issuance of \$2,050,000 General Obligation Bonds, Taxable Series 2011A, and levying a tax to pay said bonds, be passed and adopted. Ayes: Niner, Weller, Caviness, Meyers. Nays: Morgan. Motion carried.

Caviness moved, seconded by Morgan that Res. 183-2011, awarding the contract for the Ottumwanoc Tribal Trail Connection – South Loop around John Deere Segment 2 (Hwy 34 Bridge to Williams St.) STP-E-5825(635)—8V90, be passed and adopted. Public Works Dir. Seals reported seven bids were received by the

IDOT on Sept. 20, 2011 and TK Concrete, Inc. of Pella, Iowa was the low bidder in the amount of \$204,375. All ayes.

Caviness moved, seconded by Niner that Res. 184-2011, approving Change Order #1 and accepting the work as final and complete and approving final pay request for the Ottumwanoc Tribal Trail – Turkey Island Extension, be passed and adopted. Public Works Dir. Seals reported Change Order #1 decreases the contract amount by \$8,317.32. All ayes.

Morgan moved, seconded by Caviness that Res. 185-2011, approving Change Order #1 and accepting the work as final and complete and approving final pay request for the Davis Street Bridge Replacement Project, be passed and adopted. Public Works Dir. Seals reported Change Order #1 decreased the contract amount by \$2,149.04. All ayes.

Meyers moved, seconded by Morgan that Res. 186-2011, approving Change Order #1 and accepting the work as final and complete and approving final pay request for the East Highland PCC Patching Project (Elm Street to the end), be passed and adopted. Public Works Dir. Seals reported Change Order #1 increases the contract amount by \$5,620.51. All ayes.

Mayor Uehling inquired if anyone from the audience wished to address the Council on an item not on the agenda. Mary Frisbie, 2878 Oak Meadow Drive, wanted to thank DeLong Construction, the Public Works Dept., and Mike Jones for the excellent street work they did. She stated she is very appreciative of the crews and they were very professional. She wanted the opportunity to say thank you.

Caviness moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 7:51 P.M.

CITY OF OTTUMWA, IOWA

---

Dale Uehling, Mayor

ATTEST:

---

Amanda Valent, City Clerk

## OTTUMWA CITY COUNCIL MINUTES

SPECIAL MEETING NO. 34  
Council Chambers, City Hall

October 10, 2011  
5:00 O'clock P.M.

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

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

Caviness moved, seconded by Niner to rescind award of contract on Sanitary Pick Up Services for eleven (11) City locations and reject all bids for same. Dir. of Finance Jay reported errors were made in the bid package in regards to the size of some of the containers and new bids are requested. All ayes.

Weller moved, seconded by Niner to approve payment to Wapello Rural Water in the amount of \$15,140.17 for moving a water main at the Ottumwa Regional Airport. Airport Supv. Francis reported Wapello Rural Water Association decided to relocate their water main out of the runway 13/31 safety area as part of the 150<sup>th</sup> Street Relocation Project. All ayes.

Niner moved, seconded by Caviness to remove from the table the purchase of a Henderson First Response Unit. All ayes.

Caviness moved, seconded by Niner to authorize the purchase of a Henderson First Response Unit from Henderson Truck Equipment of Manchester, Iowa for the Ottumwa Regional Airport in the amount of \$47,372.00. All ayes.

Niner moved, seconded by Meyers that Res. No. 188-2011, approving Change Order #1 for the 150<sup>th</sup> Street Relocation Project at the Ottumwa Regional Airport, be passed and adopted. Airport Supv. Francis reported Change Order #1 increases the contract amount by \$33,590.00 for installation of deer fence ten feet high instead of regular farm fence. All ayes.

Caviness moved, seconded by Weller that Res. No. 189-2011, approving the purchase of solar powered lights for a section of the Ottumwa Trail System, be passed and adopted. Parks Dir. Rathje reported two bids were received and the low bidder was Van Meter in the amount of \$48,690.00. The purchase will be funded by a donation from John Deere. All ayes.

Caviness moved, seconded by Morgan to approve the stipulation with Teamsters Local Union No. 238 to amend the Collective Bargaining Agreement and authorize the Mayor to sign when finalized. City Attorney Keith reported the stipulation will amend the bargaining unit to include the Transit Dispatchers and provide the City of Ottumwa as the employer to the Ottumwa Transit Agency. All ayes.

City Admin. Helfenberger reported on the purpose and objectives of Urban Renewal and TIF (Tax Increment Financing). He stated that it is used to increase the tax base; fund infrastructure required for economic development and is a viable funding source for projects. The existing taxing entities and tax base are not affected by the Urban Renewal Area or TIF. He explained that TIF is a reallocation of property tax revenues as a result of an increase in taxable valuation above the base valuation within a TIF area. The tax revenues produced by property tax levies imposed on the increased taxable valuations are allocated back to the city which has established the TIF area until the tax increment debt

within that area is repaid. Without TIF the tax base does not increase as fast. Mr. Helfenberger described the process for establishing an urban renewal/TIF area and noted it has been a common tool of public finance. Dir. of Finance Jay reported on the local effects of the currently proposed urban renewal area. He stated for every \$100,000.00 of TIF asking the reduction in revenue will be; \$17,903.56-General Fund, \$289.39-Event Center, \$464.17-Emergency, \$596.79-Library, \$1,149.36-Insurance, \$1,436.71-Transit, and \$15,535.56 Trust & Agency. This equates to a little more than \$0.18 on every dollar. If the money is not asked for then is allocated as if there is no TIF. Council Member Niner asked what would happen if the hospital went back to non-profit. Dir. of Finance Jay explained in that situation it will become a General Obligation debt to the City and there would be a primary and secondary payment on the bond issue. Council Member Weller asked if City officials have met with the County officials. City Admin. Helfenberger said they have not met yet but will be doing so individually and then collectively as a group. Mr. Weller said he is disappointed there has been no meeting yet and asked how much the County will lose if the proposed TIF area is established. City Admin. Helfenberger said \$90,000 for the first four years. Mayor Uehling noted that is assuming there is no development in that area. Council Member Weller said he has heard two things from the County Supervisors: Public Health and Cargill Expansion. City Admin. Helfenberger said those are concerns and will need to be talked about. Public Works Dir. stated there is a clock running. This can be used as a fund mechanism to alleviate how much staff has to come back and ask Council to raise sewer rates. Council Member Niner asked when there will be a meeting with the County. City Admin. Helfenberger said they are scheduled to meet Wednesday at 2:00 P.M.

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

Caviness moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 5:58 P.M.

CITY OF OTTUMWA, IOWA

---

Dale M. Uehling, Mayor

ATTEST:

---

Amanda Valent, City Clerk

## OTTUMWA CITY COUNCIL MINUTES

REGULAR MEETING NO. 35  
Council Chambers, City Hall

October 18, 2011  
6:30 O'clock P.M.

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

Meyers moved, seconded by Morgan to approve the following Consent Agenda items: minutes from Regular Meeting No. 33, Oct. 4 and Special Meeting No. 34 on Oct. 10, 2011 as presented; Acknowledge September financial report and payment of bills as submitted by the Finance Dept.; Mayor's re-appointment of Don Wasson to the Airport Advisory Board, term to expire 10/1/2014; Salvage Dealer license for Goldy's Auto Salvage, 404 N. Forrest Ave.; Res. No. 171-2011, setting Nov. 15, 2011 as a public hearing on the intent to dispose of City owned property located at 2209 E. Main St.; Res. No. 174-2011, setting Nov. 15, 2011 as a public hearing on the intent to dispose of City owned property located at 733 N. Ash; Res. No. 187-2011, setting Nov. 15, 2011 as a public hearing on the intent to dispose of City owned property located at 1631 Greenwood Ave.; beer and/or liquor applications for VenuWorks of Ottumwa, with outdoor service area, 102 Church Street; Kum & Go #37, 2508 N. Court; Casey's General Store #7, 1001 E. Main St.; Ching Dow Restaurant, 704 Richmond, pending dram; Bridge City Bowl, 1527 Albia Rd.; and Uncle Buck's Bar & Grill, 518 Church St., pending dram. All ayes.

Caviness moved, seconded by Morgan to table Item F.-2., replacement of Transit full-time driver with another full-time driver. All ayes. Caviness moved, seconded by Niner to approve the agenda as amended. All ayes.

City Admin. Helfenberger reported there will be a Solid Waste Commission meeting Wednesday, Oct. 19, 2011 at 5:00 P.M. in Room 108 at City Hall. There will be no special meeting next Monday, Oct. 24, 2011. Mr. Helfenberger was pleased to announce that the City of Ottumwa's ISO rating has been dropped from a 5 to a 4. This puts the Ottumwa Fire Department in the top 10.5% of fire departments for the capacity to put out fires. He encouraged residents to mention this to their insurance carriers. Fire Chief Miller noted that Ottumwa's rating has been at 5 for the past 30 years and gives a "hats off" to the guys and the Department for the reduced rating. Mayor Uehling congratulated the Department for all of their hard work. Mayor Uehling recognized Boy Scout Troop #2 for their attendance at the meeting.

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

Morgan moved, seconded by Weller to approve Policy No. 49-2011, policy for accepting gifts and donations for Parks & Recreational Facilities. Park Dir. Rathje stated any future gifts and donations to the Parks Dept. will be reviewed by the Parks Advisory Board and the Ottumwa City Council. All ayes.

Meyers moved, seconded by Caviness to approve payment for emergency sewer repairs behind the restaurants located on Northgate St. to C&J Bulldozing in the amount of \$30,159.80. All ayes.

Morgan moved, seconded by Niner to approve payment to Wapello County of subsequent taxes for tax sale certificates in the amount of \$17,030.92. Health & Insp. Supv. Gates reported more than \$16,000.00 will come back to the City and a portion of the property taxes. All ayes.

Caviness moved, seconded by Meyers to approve the Police Department appointments of Carlos Puente-Morales to the position of Police Officer effective Oct. 24<sup>th</sup> and Joseph Yarkosky to the position of Police Officer effective Nov. 7<sup>th</sup>. 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 449 S. Ransom. Health & Insp. Supv. Gates reported the City advertised the sale and received no bids for the property. Richard A. Wilson, Sr. submitted an offer of \$250,000. The estimated costs to demolish the house are in excess of \$5,000,000. No objections were received. Caviness moved, seconded by Weller to close the public hearing. All ayes.

Caviness moved, seconded by Meyers that Res. No. 190-2011, accepting the bid and approving the sale of City owned property located at 449 S. Ransom to Richard A. Wilson, Sr., be passed and adopted. All ayes.

This was the time, place, and date set for a public hearing on the 2012 Community Development Block Grant Application Sewer Application. No objections were received. City Planner Shafer presented the following application information: The need for the proposed activities has been identified in public meetings held for the Combined Overflow Study authorized by the City Council. The proposed activities will be funded with a local match of \$350,000 from the Local Option Sales Tax (LOST) fund and \$83,000 from the Ottumwa Water & Hydro. Total Local Match is \$433,000. The CDBG application will be submitted by November 2, 2011. The amount of CDBG funds requested in the application is \$324,000. A survey is being completed in the neighborhood. Low Moderate Income Benefit will exceed 51% of the neighborhood. The proposed project consists of the separation of storm and sanitary sewers in this neighborhood of the City of Ottumwa. The sewer separation project will require the reconstruction of East Maple Street with the exception an area at the East end of the project area. The storm/sanitary sewer infrastructure project area is located in the neighborhood along East Maple bounded on the East by Jefferson Street and on the West by North Court. The section of the water main on Maple Avenue needs to be replaced because of the age and condition of the water line. The old main is located under the street and will be relocated along the side of the street. There will be no residents and no businesses displaced from the project area by project activities and, therefore, no plans have been developed to assist those potentially displaced. Persons authorized to receive and respond to citizen proposals, questions, and/or complaints concerning the proposed activities are: Dale M. Uehling, Mayor, 105 East Third Street – City Hall, Ottumwa, Iowa 52501, Phone number: 641-683-0600 and Nick Klimek, Planner, 105 East Third Street – City Hall, Ottumwa, Iowa 52501, Phone number: 641-683-0606. Weller moved, seconded by Meyers to close the public hearing. All ayes.

Caviness moved, seconded by Morgan that Res. No. 194-2011, authorizing the Mayor to sign and submit the 2012 Community Development Block Grant Application for sewer improvements, and, if funded, to sign all contract related documents, be passed and adopted. All ayes.

Caviness moved, seconded by Meyers that Res. No. 193-2011, approving the contract, bond, and certificate of insurance for the Ottumwanoc Tribal Trail – South Loop around John Deere Segment 2 (Hwy 34 Bridge to Williams St.) STP-E-5825(635)—8V-90, be passed and adopted. All ayes.

Caviness moved, seconded by Meyers that Res. No. 195-2011, authorizing the Mayor to sign and submit the Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grant application for reconstruction and improvement of Iowa Avenue, and, if funded, to sign all contract related documents. City Planner Shafer stated several entities are participating including Wapello

County, Ottumwa Water & Hydro, and the Wapello County Trails Commission and this strengthens the application. All ayes.

Caviness moved, seconded by Niner that Res. No. 196-2011, appointing Cory Dillon, James Gillespie, and Andrew Ewing as Probationary Firefighters, be passed and adopted. Ayes: Weller, Meyers, Morgan, Niner. Nays: Caviness. Motion carried.

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 reminded residents that the D.A.R.E. Haunted House will be open Oct. 21-22 and Oct. 28-29. Council Member Meyers thanked Park Dir. Rathje and the Iowa DNR for bringing the trout back. Council Member Caviness thanked Boy Scout Troop #2 for their attendance at the meeting.

Caviness moved, seconded by Niner that the meeting be adjourned. All ayes. Adjournment was at 7:13 P.M.

CITY OF OTTUMWA, IOWA

---

Dale Uehling, Mayor

ATTEST:

---

Amanda Valent, City Clerk