

OTTUMWA CITY COUNCIL MINUTES Item No. B.-1.

REGULAR MEETING NO. 19  
Bridge View Center, 102 Church St.

May 21, 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 and Mayor Johnson.  
Council Member Caviness was absent.

Galloway moved, seconded by McAntire to approve consent agenda items: Mins. from Regular Mtg. No. 18 on May 7, 2024 as presented; Ack. and approve May 21, 2024 Claims List submitted by Finance; Approve repair to WPCF Finley Storm Pump #1 for \$13,675.60; Res. No. 122-2024, approving City's Wellness Program – Healthy Choice\$ Services Agt. provided by ORHC; Cigarette Permit Apps. for: Elliott Oil – Albia Rd BP (1340 Albia Rd.), North Court BP (1301 N. Court), Penn & Jeff BP (1147 N. Jefferson), Richmond & Ferry BP (720 Richmond), West Second BP (1049 W. Second), Casey's Gen. Stores - #7 (1001 E. Main), #1678 (346 Richmond), #2208 (1603 W. Second), #1886 (504 W. Mary), Fareway Stores #648 (1325 Albia Rd.), Smokin Hot, LLC (2604 N. Court, Suite A), Hy-Vee #2 Fast & Fresh (2547 N. Court), Hy-Vee Drugstore (1140 N. Jefferson), Hy-Vee #1 Food Store (1025 N. Quincy), Hy-Vee #1 Fast & Fresh (1027 N. Quincy), Walmart #1285 (1940 Venture Dr.), Smokin' Joe's Tobacco & Liquor Outlet #5 (1115 Albia Rd.), Murphy USA #6945 (1939 Venture Dr.); MAD Ave. Quik Shop (405 S. Madison); Pink Clouds Smoke Shop (313 N. Madison); Beer and/or liquor applications for: Front Runners with OSA, 837 Church St.; Fraternal Order of Eagles Ottumwa Aerie #114, 109 S. Green St.; American Legion OB Nelson #3, 550 W. Main St.; Appanoose Rapids, 328 E. Main St.; Champion Bowl, 2601 Roemer Ave.; Reds Pub LLC, 618 Church Street; Temp. OSA on 6/21/2024; all applications pending final inspections. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by McAntire to approve agenda as presented. Motion carried 4-1. Absent: Caviness.

City Admin. Rath mentioned Special Election slated for Sept. 10, 2024 (LOSST and fill one appointed council seat.)

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 auth. of Loan Agt. and issuance of Notes not to exceed \$350,000 to evidence the obligation of the City thereunder. Fin. Dir. O'Donnell reported. No objections rec'd. Hoffman moved, seconded by Galloway to close public hearing. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by Hoffman that Res. No. 120-2024, instituting proceedings to take addtl. action for issuance of Not to Exceed \$350,000 Gen. Ob. Urban Ren. Capital Loan Notes, be passed and adopted. Motion carried 4-1. Absent: Caviness.

This was the time, place and date set for a public hearing on disposition of City owned property at 535 Elma. P&Z Coord. Rusch reported nine bids rec'd. No objections rec'd. Bossou moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by Hoffman that Res. No. 123-2024, accepting bid and approving disposal of 535 Elma to Alma Perez for \$8,777.77, be passed and adopted. Motion carried 4-1. Absent: Caviness.

This was the time, place and date set for a public hearing on disposition of City owned property at 508 S. Moore. Rusch reported six bids rec'd. No objections rec'd. Galloway moved, seconded by McAntire to close public hearing. Motion carried 4-1. Absent: Caviness.

Bossou moved, seconded by McAntire that Res. No. 124-2024, accepting bid and approving disposal of 508 S. Moore to Manny Martinez for \$7,300, be passed and adopted. Motion carried 4-1. Absent: Caviness.

This was the time, place and date set for a public hearing on the proposal to convey interests in real property to Twentyone Properties, LLC, pursuant to a proposed Purchase and Development Agt. Rusch reported, two changes from original presentation on May 7: name change from Bloomfield Acres to Twentyone Properties and City covering entire cost of abstracts to be produced for properties that clear internal site study (instead of \$500 per abstract). Council asked if the City will have access to the site studies, what is our return on investment for this project and what fund will be used to pay for the abstracts? No objections rec'd. Galloway moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Galloway that Res. No. 127-2024, approving and auth. conveyance of certain real property to Twentyone Properties, LLC and approving and auth. execution of related Purchase and Development Agt., be passed and adopted. Motion carried 3-2. Ayes: Bossou, Galloway, Hoffman. Nays: McAntire. Absent: Caviness.

Bossou moved, seconded by Galloway to approve submission of grant application to Bureau of Justice Assistance to participate in 2024 Bulletproof Vest Partnership Program, and auth. Mayor or Chief of Police to sign any related docs. as required, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by Bossou that Res. No. 117-2024, approving changes to Compensation Handbook, be passed and adopted. HR Dir. Codjoe reported this includes 3.2% COLA increase for all unrepresented employees. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Hoffman that Res. No. 118-2024, approving updates to Personnel Policy, be passed and adopted. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Galloway that Res. No. 121-2024, designating depositories for City Monies and City Funds not to exceed sums indicated per financial institution, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by McAntire that Res. No. 125-2024, resolution rescinding Res. No. 115-2024, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by McAntire that Res. No. 126-2024, resolution in support of Workforce Housing Development Project by Twentyone Properties, LLC, be passed and adopted. Motion carried 4-1. Absent: Caviness.

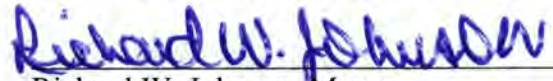
Galloway moved, seconded by Bossou that Res. No. 128-2024, approving MOU to Modify Tentative Agt. Related to Collective Bargaining, be passed and adopted. Codjoe reported Muni employees agreed to accept Compensation Handbook for set wages. Motion carried 4-1. Absent: Caviness.

Mayor Johnson inquired if anyone from the audience wished to address an item not on the agenda. Jerry Phillips addressed the council to include golf carts within City Ord. that allows UTV's to be operated on City streets. Mr. Phillips provided state guidelines in IA Code §321.247. Request to have this on an upcoming mtg. for discussion.

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

Adjournment was at 6:18 P.M.

CITY OF OTTUMWA, IOWA

  
Richard W. Johnson, Mayor

ATTEST:

  
Christina Reinhard, CMC, City Clerk

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