

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

REGULAR MEETING NO. 26
Bridge View Center, 102 Church St.

August 6, 2024
5:30 O'Clock P.M.

The meeting was called to order at 5:39 P.M.

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

Caviness moved, seconded by McAntire to approve consent agenda items: Mins. from Special Work Session No. 24 on July 15, 2024 and Regular Mtg. No. 25 on July 16, 2024 as presented; Ack. and approve Aug. 6, 2024 Claims List submitted by Finance; Approve appointment of Carson Chestnut to Human Rights Comm., term to exp. 7/1/28; and reappointments of Dr. Reiter and Jacquelyn Pope to Human Rights Comm., terms to exp. 7/1/28; Civil Service Elig. List for July 24, 2024: Comm. Specialist (Dispatch) Entr.; Approve purchase of 2025 Polaris Ranger from RJ Powersports for Sewer Dept. (\$27,766.99); Approve purchase of Air Monitor Replacement for WPCF (\$53,539); Res. No. 174-2024, approving purchase of 2024 Chevy Colorado 4 WD Crew Cab Pickup for Engineering Dept.; Beer and/or liquor applications for: Elks – Ottumwa Lodge #347, 413 S. Iowa Ave.; Wal-Mart Supercenter #1285, 1940 Venture Dr.; Hampton Inn Ottumwa, 943 N. Quincy; US Smoke Shop #2, 508 N. Hancock; Owl's Nest, 116 S. Court, OSA for event 8/10/2024; all applications pending final inspections. Motion carried 4-1. Absent: Galloway

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

City Admin. Rath provided update to Council on conference he attended in July.

Mayor Johnson inquired if anyone from the audience wished to address an item on the agenda. Sam Carrell and Chris Craver would both like to discuss Item F-2.

This was the time, place and date set for a Public Hearing approving plans, specs., form of contract and est. cost for WPCF Aeration System Improv. Project. PW Dir./City Eng. Burgmeier reported bids due Aug. 28, 2024. No objections rec'd. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire that Res. No. 176-2024, approving plans, specs., form of contract and est. cost for WPCF Aeration System Improv. Project, be passed and adopted. Motion carried 4-1. Absent: Galloway.

This was the time, place and date set for a Public Hearing on proposed Ord. No. 3233-2024, amending Code of Ord. by changing zoning classification of property 1014 N. Elm St.; (Lots 30, 31, 32 and 33 in East Ottumwa, Addition to City of Ottumwa, Wapello County, IA); from R-2 Two-Family Res. Dist. to R-4 Multifamily Res. (Medium-Density) Dist. Comm. Dev. Dir. Simonson reported applicant seeks rezoning for the property in order to create nine multifamily dwelling units. Central IA Shelter and Services along with Rolling Hills Coalition with funding assistance from State of IA will do the project. This project supports the mission of eliminating homelessness in Wapello County by providing permanent supportive housing. P&Z Comm. approved this rezoning at their mtg. Aug. 5, 2024. Sam Carrell with Central IA Services provided more information on the project and reported deadline for submission to the state for acceptance is November 2024. Construction is slated for completion by end of 2025 if all deficiencies can be rectified. Chris Craver also spoke about this item; frustrated with the process of identifying and notifying citizens living close to property because she only found out about it through

word of mouth. The process, as is, leaves many people in the dark and not aware of the rezoning. They deserve an opportunity to question the zoning. Simonson agreed, he wants to revisit the current process to see if any changes can be made. Currently, addresses provided by Wapello Co. Assessor are by parcel number, not how many dwellings/living areas are on each parcel. Notice was also published in Ottumwa Courier for both mtgs. A lot of discussion was had between Council members; Rath stated sending back to P&Z won't necessarily change their recommendation and there are still two readings of this Ord. to discuss and either approve or deny. Caviness moved, seconded by Hoffman to close public hearing. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Bossou to pass first consideration of Ord. No. 3233-2024, amending Code of Ord. by changing zoning classification of 1014 N. Elm St. from R-2 to R-4. Motion carried 3-2. Ayes: Hoffman, McAntire, Bossou. Nays: Caviness. Absent: Galloway.

Caviness moved, seconded by McAntire to pass first consideration of Ord. No. 3232-2024, amending Ch. 23, Motor Vehicles and Traffic, of Code of Ord. of the City of Ottumwa, IA by adding new Art. XVI, Golf Carts, therein for the purposes of regulating the operation of golf carts within corporate limits of City of Ottumwa. Bossou expressed safety concerns with the passing of this Ord. Motion carried 3-2. Ayes: Hoffman, McAntire, Caviness. Nays: Bossou. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 162-2024, approving quarterly budgeted fund transfers for June 30, 2024, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire that Res. No. 163-2024, appointing UMB Bank, N.A. of West Des Moines, IA, to serve as Paying Agent, Note Registrar, and Transfer Agent, Approving Paying Agent and Note Registrar and Transfer Agent Agt. and Auth. Execution of Agt., be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire that Res. No. 164-2024, approving and auth. a form of Loan Agt. and auth. and providing for issuance of \$6,540,000 GO Capital Loan Notes, Series 2024, and levying a tax to pay said notes; approval of Tax Exemption Cert. and Cont. Disclosure Cert., be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 165-2024, approving Inter-Fund Loan from Fund 121, LOST to Fund 151-432, Other Bond Projects – City Hall Project in an amount not to Exceed \$150,000, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 166-2024, repealing Res. No. 167-2019 and Fixing New Minimum Fines for Specific City Offenses and Violations of Sections of the Code of Ord. of the City of Ottumwa, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Bossou that Res. No. 167-2024, approving purchase of Computer Equip. from CDW-G in the Amt. \$143,998.88 for VM Host & Tier 1 SAN Upgrade Project for IT 2025 CIP, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire that Res. No. 168-2024, awarding contract for asbestos abatement and demolition of 932 W. Third to Weston McKee for \$1,250 abatement and \$9,000 demo; total bid \$10,250, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 169-2024, awarding contract for asbestos abatement and demolition of 2721 Branham to Weston McKee for \$500 abatement and \$10,000 demo; total bid \$10,500, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by McAntire that Res. No. 170-2024, awarding contract for asbestos abatement and demolition of 538 Summit to Dustan Smith (Environmental Edge) for \$4,700 abatement and \$7,200 demo; total bid \$11,900, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 171-2024, awarding contract for asbestos abatement and demolition of 606 Spring St. to Weston McKee for \$8,500 abatement and \$9,000 demo; total bid \$17,500, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Bossou that Res. No. 172-2024, Accepting work as final & complete and approving Final Pay Req. for Richmond Ave. Pump Station Improv. Project, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Bossou that Res. No. 173-2024, Accepting work as final & complete and approving Final Pay Req. for Bridge View Hotel Parking Lot Ext. Project, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 175-2024, Approving 2024 RFP#2 – James St. Emergency Sewer Repair and auth. Mayor to sign, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 177-2024, Approving Change Requests #4 and #9 for City Hall Improv. Project, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Caviness moved, seconded by Hoffman that Res. No. 178-2024, Approving Second Amendment to Prof. Services Agt. for eng. services with V&K, Inc. for Blake's Branch, Ph. 8, Div. II Sewer Separation Project, be passed and adopted. Motion carried 4-1. Absent: Galloway.

Res. No. 147-2024 remains on the TABLE.

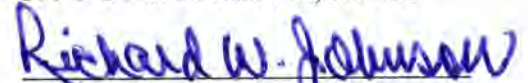
There being no further business, Caviness moved, seconded by Hoffman that the mtg. adjourn. Motion carried 4-1. Absent: Galloway.

Adjournment was at 7:27 P.M.

ATTEST:


Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

Published in Ottumwa Courier on 8/15/2024.