



TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

REGULAR MEETING NO. 38
Bridge View Center, 102 Church St.

December 3, 2024
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

- A. ROLL CALL: Council Member Caviness, Reid, Galloway, Hoffman, McAntire
Council Member Galloway acting as Mayor Pro Tem.
- B. CONSENT AGENDA:
1. Minutes from Regular Meeting No. 37 on November 19, 2024 as presented.
 2. Acknowledge and approve December 3, 2024 Claims List as submitted by the Finance Department.
 3. Acknowledge October 2024 financial statements as submitted by the Finance Department.
 4. Award the Towing Contract for the Ottumwa Police Department to Deran's Towing and authorize the Purchasing Agent to sign the Contract.
 5. Resolution No. 265-2024, setting December 17, 2024 as the date for a public hearing on the Fiscal Years 2026-2030 Capital Improvement Plan for the City of Ottumwa.
 6. Resolution No. 273-2024, approving the Amended Fiscal Year 2024 Annual Urban Renewal Report and ordering the report to be filed with the Iowa Department of Management.
 7. Beer and/or liquor applications for: Reds Pub, 618 Church Street; Tequila Grill, 112 North Market Street; RE/MAX Pride, 2431 Northgate, with outdoor service area; 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 proposal to convey certain real property interests to the Iowa Department of Transportation, pursuant to a proposed Temporary Easement Purchase Agreement.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 274-2024, approving and authorizing the conveyance of certain real property interests to the Iowa Department of Transportation and approving and authorizing execution of a related Temporary Easement Purchase Agreement.

RECOMMENDATION: Pass and adopt Resolution No. 274-2024.

G. ORDINANCES:

1. Ordinance No. 3235-2024, amending the Municipal Code of the City of Ottumwa, Iowa by Amending Sections 8-2(e) and (f) for the Purpose of Revising the Title of the Airport Director and the times when the Board shall meet.

RECOMMENDATION: Pass the First Consideration of Ordinance No. 3235-2024.

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

I. RESOLUTIONS:

1. Resolution No. 271-2024, approving the annual budget for the Ottumwa Water Works Board of Trustees for calendar year 2025.

RECOMMENDATION: Pass and adopt Resolution No. 271-2024.

2. Resolution No. 272-2024, fixing an amount for abating a nuisance against certain lots in the City of Ottumwa for 2024 Demolition Assessments to Date, totaling \$201,155.46 for 10 properties.

RECOMMENDATION: Pass and adopt Resolution No. 272-2024.

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. *****

*Items on the TABLE:

1. Resolution No. 147-2024, approving an agreement with McMahon Associates, Inc. for Professional Consulting Services.

RECOMMENDATION: Pass and adopt Resolution No. 147-2024.



[CITY OF]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 11/27/2024 TIME: 10:00 AM NO. OF PAGES 3
(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 #38 to be held on 12/03/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

 FAX MULTI TX REPORT

JOB NO. 0238
 DEPT. ID 4717
 PGS. 3

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 ERROR 916416847834
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KTVO
 Ottumwa Waterworks
 Ottumwa Courier
 Tom FM



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DEPT. ID 4717
ST. TIME 11/27 09:56
SHEETS 3
FILE NAME

TX INCOMPLETE -----
TRANSACTION OK 916606271885
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MEMO: Tentative Agenda for the Regular City Council Meeting #38 to be held on 12/03/2024 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

REGULAR MEETING NO. 37
Bridge View Center, 102 Church St.

November 19, 2024
5:30 O'Clock P.M.

The meeting convened at 5:42 P.M.

Present were Council Member McAntire, Caviness, Reid, Galloway, Hoffman.
Council Member Galloway is acting Mayor Pro Tem.

Reid moved, seconded by McAntire to remove Item 7 to vote on separately. All ayes.

Reid moved, seconded by McAntire to approve consent agenda with removal of Item 7: Mins. from Regular Mtg. No. 35 on Nov. 5, 2024 and Special Work Session No. 36 on Nov. 12, 2024 as presented; Ack. and approve Nov. 19, 2024 Claims List submitted by Finance; Auth. Mayor Pro Tem to sign lease Agts. between City of Ottumwa and Girl's Softball, Adult Softball, Adult Soccer, Babe Ruth Baseball and Ottumwa Little League for a term that runs Jan. 1, 2025 through Dec. 31, 2026; Approving Conflict of Interest Waiver between City of Ottumwa and Ottumwa Community School Dist.; Res. No. 263-2024, designating Proxy for City of Ottumwa for ICAP; Res. No. 264-2024, designating Proxy for Ottumwa/Wapello County Landfill for ICAP. All ayes.

Caviness moved, seconded by Reid to approve liquor application for: Dollar General Store #30778, 616 W. Mary. Reid is concerned with approving a new liquor license. Other council members stated need to ack. they are applying legally through the state and as council it is our right to approve the licenses. Motion carried 3-2. Ayes: McAntire, Galloway, Hoffman. Nays: Caviness, Reid.

McAntire moved, seconded by Reid to approve agenda as presented. All ayes.

City Admin. Rath provided update on Comprehensive Plan status.

Mayor Pro Tem Galloway inquired if anyone from the audience wished to speak on any agenda items. There were none.

This was the time, place and date set for a Public Hearing to consider a lease agt. for 200 acres of hay ground located at Ottumwa Reg. Airport to Calvin Van Genderen for \$6,000 annually for three yr. term. Dir. of Airport Operations Wheaton reported. No objections rec'd. Reid moved, seconded by Caviness to close public hearing. All ayes.

Hoffman moved, seconded by Reid that Res. No. 254-2024, auth. lease agt. with Calvin Van Genderen for 200 acres of hay ground located at Ottumwa Reg. Airport for \$6,000 annually for three yr. term, commencing March 1, 2025, be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 251-2024, auth. FY25 First Quarter Transfers submitted by Finance, be passed and adopted. All ayes.

Caviness moved, seconded by Reid that Res. No. 266-2024, designating depositories for City Monies and City Funds not to exceed sums indicated per financial institution, be passed and adopted. All ayes.

Caviness moved, seconded by McAntire that Res. No. 267-2024, removing special assessments applied to 419 S. Foster contained in multiple Res. from 2003 to 2021, be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 268-2024, Accepting bid \$18,525 with insulation replacement of \$4.00 per Sq. Ft. to Hawkeye Flat Roof Solutions, LLC for WPCF Blower Bldg. Reroofing Project, be passed and adopted. All ayes.

Hoffman moved, seconded by Reid that Res. No. 269-2024, est. rental fee and damage deposit for use of the Boy Scout Bldg. in Ottumwa Park, be passed and adopted. All ayes.

Hoffman moved, seconded by McAntire that Res. No. 270-2024, setting date for a public hearing on proposal to convey interests in real property to IA DOT, be passed and adopted. All ayes.

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

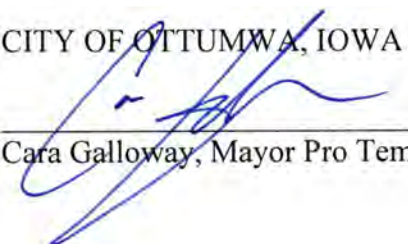
There being no further business, McAntire moved, seconded by Caviness to adjourn. All ayes.

Adjournment was at 6:23 P.M.

ATTEST:


Christina Reinhard
Christina Reinhard, CMC, City Clerk

CITY OF OTTUMWA, IOWA



Cara Galloway, Mayor Pro Tem

Published in the Ottumwa Courier on 11/26/2024.

Item No. B.-2.

CITY OF OTTUMWA		
CLAIMS LISTING - 12/3/24 COUNCIL MEETING		
Vendor Name	Purpose	Amount
AHLERS & COONEY P.C.	LEGAL FEES	9,578.30
ALL ROADS TRUCK & TRAILER	VHCL MTCE SUPPLIES	4,439.10
ALLIED SYSTEMS, INC.	OTHER CAPITAL EQUIP	14,518.00
ALTORFER	VHCL MTCE SUPPLIES	3,089.08
AMERICAN TEST CENTER	VHCL MTCE SUPPLIES	2,768.00
ARRC GARAGE DOORS LLC	OPERATING SUPPLIES	509.04
ATOMIC TERMITE & PEST	GROUND MAINT & REPAIR	130
BLACKSTONE PUBLISHING	LIBRARY MAT.-JAMES ESTATE	100
BRIDGE CITY SANITATION LL	CONTRACTUAL SERVICES	585
BRIDGE CITY TRUCK REPAIR	OTHER MAINT & REPAIR	287.95
BROWNELLS INC.	TOOLS & SMALL EQUIP	635.94
BUB'S TREE CARE	TREE TRIMMING	3,500.00
CENTRAL IOWA FASTENERS	VHCL MTCE SUPPLIES	315.31
CHRISTINA REINHARD	TRAVEL & CONFERENCE	108.14
CITY OF OTTUMWA, CEMETERY	CASH INVESTED PASSBK SVNG	423
CLUB SENTRY SOFTWARE	TECHNOLOGY SERVICES	32.95
COLD SPRING GRANITE COMPA	MERCHANDISE - RESALE	965
COLE O'DONNELL	TRAVEL & CONFERENCE	129.98
CONSOLIDATED ELECTRICAL	BUILDING MAINT REPAIR	205.73
CREATIVE FORMS & CONCEPTS	OFFICE SUPPLIES	339.96
D P PLUMBING PLUS	CONTRACTUAL SERVICES	6,540.00
DARYL MCCONKEY	OPERATING SUPPLIES	55
DAVID MARKS	REFUNDS	50
DXP ENTERPRISES, INC.	VHCL MTCE SUPPLIES	172.24
EBSCO INFORMATION SERVICE	LIBRARY MAT.-JAMES ESTATE	4,729.02
ELECTRIC PUMP, INC.	OTHER MAINT & REPAIR	2,470.00
ELLIOTT BULK SERVICES LLC	IOWA FUEL TAX	6,106.49
EUROFINS ENVIRONMENT	ENGINEERING	3,287.53
FASTENAL COMPANY	OTHER SUPPLIES	72.56
FORT ATKINSON PUBLIC LIBRARY	LIBRARY MAT.-JAMES ESTATE	15.52
GARDEN & ASSOCIATES LTD	ENGINEERING	2,400.00
GREATER OTTUMWA PARTNERS	CONTRACTUAL SERVICES	500
GRP & ASSOCIATES	HAZARDOUS WASTE DISPOSAL	98
HARDY DIAGNOSTICS	LAB SUPPLIES	173.86
HAWKEYE ENVIRONMENTAL	CONTRACTUAL SERVICES	1,595.00
HAWKEYE POLYGRAPH	OTHER PROF SERV	1,600.00
HENDERSON PRODUCTS, INC.	VHCL MTCE SUPPLIES	290.18
HNTB CORPORATION	CONTRACTUAL SERVICES	17,342.38
HY-VEE ACCOUNTS RECEIVABL	OTHER SUPPLIES	90.63
IA LAW ENFORCEMENT ACADEM	OTHER PROF SERV	200
INDUSTRIAL CHEMICAL	BUILDING MAINT REPAIR	72
INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	1,283.07
INLAND TRUCK PARTS & SERV	VHCL MTCE SUPPLIES	348.84
INTERSTATE BATTERY	VHCL MTCE SUPPLIES	123.72
INTOXIMETERS INC	TOOLS & SMALL EQUIP	1,245.00
IOWA COMMUNITIES ASSURANC	INSURANCE CLAIMS	2,140.07

IOWA DIVISION OF LABOR	BUILDING MAINT REPAIR	40
IOWA INTERNATIONAL	CONTRACTUAL SERVICES	45.6
IOWA ONE CALL	OTHER PROF SERV	379.1
J & J MOWING	CONTRACTUAL SERVICES	7,042.03
JACQUELYN POPE	OPERATING SUPPLIES	83.45
JOHN FENNER	OPERATING SUPPLIES	50.27
JOHN LLOYD	TRAVEL & CONFERENCE	236.94
JOHN SANDEGREN HEATING	Equip Repair	80
LAUREN MCINTYRE	TRAVEL & CONFERENCE	110.55
LEGACY FIRE APPARATUS	EQUIP REPAIR	598.45
LOKTRONICS SECURITY CORP	BUILDING MAINT REPAIR	354
MACQUEEN EQUIPMENT	VHCL MTCE SUPPLIES	4,406.99
MANATT'S INC	STREET MAINT SUPPLIES	3,217.73
MEET OTTUMWA	CONV & VISITOR BUREAU	21,367.66
MICROBAC LABORATORIES INC	LAB SUPPLIES	1,225.00
MIKES TIRE AND	VHCL MTCE SUPPLIES	358
MOSE LEVY COMPANY INC	OTHER MAINT & REPAIR	675
MOTION INDUSTRIES	EQUIP REPAIR	74.29
MSA SAFETY SALES LLC	OTHER MAINT & REPAIR	27,705.21
MUNICIPAL PIPE TOOL CO LL	VHCL MTCE SUPPLIES	2,506.86
NEAPOLITAN LABS LLC	CONTRACTUAL SERVICES	280
NICHOLS EQUIPMENT LLC	MISC CONTRACT WORK	350
PATCHBOX LLC	OTHER SUPPLIES	715
PHASE INTL	OTHER CAPITAL EQUIP	1,774.00
PITNEY BOWES GLOBAL	RENTS & LEASES	159.57
POWERPLAN	VHCL MTCE SUPPLIES	1,010.81
RJ PERFORMANCE INC	VHCL MTCE SUPPLIES	95.08
SAMANTHA CAIN	TRAVEL & CONFERENCE	40.87
SAMANTHA KEITH	TRAVEL & CONFERENCE	302.84
SCS ENGINEERS	ENGINEERING	9,663.50
SOUTHERN IOWA DIESEL, INC	VHCL MTCE SUPPLIES	375.79
STARR WORKFORCE DEV.	REIMBURSEMENT	7,824.00
STRATUS BUILDING SOLUTION	JANITORIAL	4,100.00
SUPREME STAFFING INC	CONTRACT EMPLOYEES	7,699.07
THE STITCH DOCTOR	SUSTENANCE SUPPLIES	741.13
TOTAL CHOICE SHIPPING	POSTAGE & SHIPPING	19.1
TRUITT ABSTRACT COMPANY	CONTRACTUAL SERVICES	525
TYLER PHILLIPS	CLOTHING ALLOWANCE	180
UKG KRONOS SYSTEMS, LLC	CONTRACTUAL SERVICES	5,983.73
ULINE	OPERATING SUPPLIES	198.89
WAPELLO COUNTY EXTENSION	BOOKS FILMS RECORDING/ART	83.27
WAPELLO COUNTY SHERIFF	TECHNOLOGY SERVICES	1,603.52
WAYNE'S TIRE	VHCL MTCE SUPPLIES	748
WINGER COMPANIES	GROUNDS MAINT & REPAIR	134
ZOOBEAN INC	PROGRAM SUPPLIES	1,216.00
TOTAL		212,041.89

STATEMENT OF CASH BALANCES AND TREASURER'S REPORT
10/31/2024

Fund #	Fund	Balance 9/30/2024	Receipts	Disbursements	Balance 10/31/2024
001	GENERAL OPERATING FUND	\$ 3,203,447.41	\$ 784,678.99	\$ (941,824.97)	\$ 3,046,301.43
002	PARKING RAMP	\$ 67,948.34	\$ 968.00	\$ -	\$ 68,916.34
003	ARPA	\$ 995,326.32	\$ -	\$ -	\$ 995,326.32
005	FRANCHISE FEES	\$ 315,842.63	\$ -	\$ -	\$ 315,842.63
110	ROAD USE TAX	\$ 5,052,618.20	\$ 286,361.96	\$ -	\$ 5,338,980.16
112	EMPLOYEE BENEFITS	\$ 284,688.12	\$ -	\$ -	\$ 284,688.12
119	EMERGENCY TAX	\$ 2,258.33	\$ -	\$ -	\$ 2,258.33
121	SALES TAX 1%	\$ 6,704,906.97	\$ 389,985.95	\$ -	\$ 7,094,892.92
125	WESTGATE TIF	\$ 82,398.14	\$ -	\$ -	\$ 82,398.14
126	AIRPORT TIF	\$ 124,389.65	\$ -	\$ -	\$ 124,389.65
128	WILDWOOD HWY 34 TIF	\$ (78,576.92)	\$ -	\$ -	\$ (78,576.92)
129	RISK MANAGEMENT	\$ 726,475.33	\$ -	\$ -	\$ 726,475.33
130	411 MEDICAL COSTS	\$ (57,465.55)	\$ -	\$ -	\$ (57,465.55)
131	AIRPORT	\$ 505,262.89	\$ 228,509.27	\$ -	\$ 733,772.16
133	LIBRARY	\$ 103,856.60	\$ 14,583.67	\$ -	\$ 118,440.27
135	CEMETERY	\$ 292,735.49	\$ 44,257.28	\$ -	\$ 336,992.77
137	HAZMAT	\$ 149,405.57	\$ 5,400.00	\$ -	\$ 154,805.57
141	2023 UPPER SOTRY HSG CDBG	\$ 266,930.09	\$ -	\$ -	\$ 266,930.09
146	DOWNTOWN STR	\$ 147,754.21	\$ -	\$ -	\$ 147,754.21
147	CDBG P-2 MAS	\$ 18,314.28	\$ -	\$ -	\$ 18,314.28
151	OTHER BOND PROJECTS	\$ 4,426,944.02	\$ 270.00	\$ -	\$ 4,427,214.02
162	SSMID DISTRICT	\$ 161,384.24	\$ -	\$ -	\$ 161,384.24
167	FIRE BEQUEST	\$ 13,584.64	\$ 750.00	\$ -	\$ 14,334.64
171	RETIREE HEALTH	\$ 1.23	\$ -	\$ -	\$ 1.23
173	LIBRARY BEQUEST	\$ 200,303.59	\$ 37,610.00	\$ -	\$ 237,913.59
174	COMMUNITY DEVELOPMENT	\$ 270,308.89	\$ -	\$ -	\$ 270,308.89
175	POLICE BEQUEST	\$ 219,270.81	\$ 80.00	\$ -	\$ 219,350.81
176	REIMBURSEMENT GRANTS	\$ 1,787.28	\$ 26,144.00	\$ -	\$ 27,931.28
177	HISTORIC PRESERVATION	\$ 19,364.75	\$ -	\$ -	\$ 19,364.75
200	DEBT SERVICE	\$ (3,110,440.68)	\$ -	\$ -	\$ (3,110,440.68)
301	STREET PROJECTS	\$ 2,136,623.46	\$ -	\$ -	\$ 2,136,623.46
303	AIRPORT PROJECTS	\$ 449,768.03	\$ -	\$ -	\$ 449,768.03
307	SIDEWALK & CURB PROJECTS	\$ 31,440.10	\$ -	\$ -	\$ 31,440.10
309	PARK PROJECTS	\$ 18,823.81	\$ 671,208.96	\$ -	\$ 690,032.77
310	EQUIPMENT PURCHASE	\$ 1,549,903.79	\$ -	\$ -	\$ 1,549,903.79
311	LEVEE PROJECTS	\$ 1,159,284.01	\$ -	\$ -	\$ 1,159,284.01
313	EVENT CENTER CONSTR	\$ 395,982.91	\$ -	\$ -	\$ 395,982.91
315	SEWER CONSTRUCTION	\$ 2,353,010.71	\$ 435,534.34	\$ -	\$ 2,788,545.05
501	CEMETERY MEMORIAL	\$ 1,066.51	\$ -	\$ -	\$ 1,066.51
503	CEMETERY PERPETUAL CARE	\$ 9,483.02	\$ 482.00	\$ -	\$ 9,965.02
610	SEWER UTILITY	\$ 6,031,897.64	\$ 820,447.99	\$ -	\$ 6,852,345.63
611	SEWER SINKING	\$ 835,845.96	\$ -	\$ -	\$ 835,845.96
613	SEWER IMPROVEMENT	\$ 5,291,486.15	\$ -	\$ -	\$ 5,291,486.15
670	LANDFILL	\$ 1,621,766.22	\$ 1,799,745.29	\$ -	\$ 3,421,511.51
671	LANDFILL RESERVE	\$ 1,406,426.98	\$ -	\$ -	\$ 1,406,426.98
673	RECYCLING	\$ 432,069.98	\$ 39,034.06	\$ -	\$ 471,104.04
690	TRANSIT FUND	\$ 651,146.24	\$ -	\$ -	\$ 651,146.24
720	BRIDGEVIEW EVENT CENTER	\$ (47,195.15)	\$ -	\$ -	\$ (47,195.15)
750	GOLF COURSE	\$ (98,246.45)	\$ 3,705.87	\$ -	\$ (94,540.58)
810	POOLED INVESTMENT	\$ (47,518,452.71)	\$ 160,407.72	\$ -	\$ (47,358,044.99)
820	PAYROLL CLEARING	\$ 233,685.41	\$ -	\$ -	\$ 233,685.41
860	GROUP HEALTH INSURANCE	\$ 7,045,907.14	\$ 8,821.16	\$ -	\$ 7,054,728.30
861	POST 65 RETIREE HEALTH INS	\$ 329,542.31	\$ 20,017.28	\$ -	\$ 349,559.59
862	DENTAL INSURANCE	\$ 50,180.22	\$ -	\$ -	\$ 50,180.22
863	LIFE INSURANCE	\$ 87,568.34	\$ -	\$ -	\$ 87,568.34
	TOTAL	\$ 5,570,039.50	\$ 5,779,003.79	\$ (941,824.97)	\$ 10,407,218.32

**INVESTMENTS
AS OF 11/24/2024**

INSTITUTION	INSTRUMENT	TERM	RATE	BALANCE	RENEWAL DATE
SOTSB	CD	12 MOS	5.00%	\$ 1,000,000	1/31/2025
SOTSB	CD	12 MOS	5.00%	\$ 1,000,000	1/31/2025
SOTSB	CD	12 MOS	5.00%	\$ 1,000,000	1/31/2025
SOTSB	CD	12 MOS	5.00%	\$ 1,000,000	1/31/2025
SOTSB	CD	12 MOS	4.79%	\$ 1,000,000	2/28/2025
ISB	CD	6 MOS	4.25%	\$ 1,000,000	4/21/2025
ISB	CD	6 MOS	4.25%	\$ 1,000,000	4/21/2025
ISB	CD	6 MOS	4.25%	\$ 1,000,000	4/21/2025
ISB	CD	6 MOS	4.25%	\$ 1,000,000	4/21/2025
COMM 1ST	CD	12 MOS	3.10%	\$ 1,000,000	4/24/2025
COMM 1ST	CD	12 MOS	3.10%	\$ 1,000,000	4/24/2025
COMM 1ST	CD	12 MOS	3.10%	\$ 1,000,000	4/24/2025
COMM 1ST	CD	12 MOS	3.10%	\$ 1,000,000	4/24/2025
ISB	CD	12 MOS	5.00%	\$ 1,000,000	6/3/2025
ISB	CD	12 MOS	5.00%	\$ 1,000,000	6/3/2025
ISB	CD	12 MOS	5.00%	\$ 1,000,000	6/3/2025
ISB	CD	12 MOS	5.00%	\$ 1,000,000	6/3/2025
COMM 1ST	CD	13 Mos	5.15%	\$ 1,000,000	9/26/2025
COMM 1ST	CD	13 Mos	5.15%	\$ 1,000,000	9/26/2025
COMM 1ST	CD	13 Mos	5.15%	\$ 1,000,000	9/26/2025
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	3/25/2026
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	3/25/2026
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	3/25/2026
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	4/24/2026
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	4/24/2026
COMM 1ST	CD	24 MOS	3.26%	\$ 1,000,000	4/24/2026
IPAIT	IBA	NONE	4.43%	\$ 14,513,399	NONE
ISB	SAVINGS	NONE	4.50%	\$ 10,000,000	NONE
AVERAGE YEILD			4.22%	\$ 50,513,399	

received
11-25-24 10 AM

Item No. B.-4.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Police
Department

Lt. Hucks
Prepared By

Department Head


City Administrator Approval

AGENDA TITLE: Award towing bid for Ottumwa Police Department.

****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: Award the contract to Deran's Towing. Authorize the purchasing agent for the City of Ottumwa to sign the contract.

DISCUSSION: This contract term is for a 12 month period and may automatically renew for 3 additional 12 month periods. The contract will provide towing, impounding, and storage of vehicles as deemed necessary by the Police Department. Three bids were mailed out and a public notice of the bidding was published. Two bids were received. The department did an analysis of each bidder packets. (Attached)

Source of Funds: 001-110-6422

Budgeted Item: Budget Amendment Needed: No

BID TABULATION FOR		Towing and storage for the Ottumwa Police Department									
Issue Date: 10/1/2024				Deran's Towing Service			Kirby Wrecker Service				
ITEM	DESCRIPTION	Yes	No	Per		Yes	No	Per			
1st year 01/01/25 - 12/31/25	1st tow within City limits #7	X		\$	125.00	X		\$	95.00		
	2nd tow of same vehicle within City limits	X		\$	50.00	X		\$	50.00		
	Storage for each 24hr per #12 & #16	X		\$	20.00	X		\$	20.00		
	Unlocking car door	X		\$	65.00	X		\$	50.00		
	Traffic accident clean-up when tows at least 1 car	X		\$	40.00	X		\$	45.00		
	Winch vehicle (per hour)	X		\$	125.00	X		\$	120.00		
	Disconnect drive train or mechanical part	X		\$	40.00	X		\$	40.00		
	Towing vehicle with dolly or flatbed	X		\$	100.00	X		\$	100.00		
	After hours call to return vehicle	X		\$	75.00	X		\$	50.00		
	Tow PD vehicle	X		\$	25.00	X		\$	40.00		
	Change tire on PD vehicle	X		\$	20.00	X		\$	40.00		
	When owner/operator arrives to claim prior to vehicle being towed per#4	X		\$	60.00	X		\$	25.00		
	Equipment and personnel per #9, #10	X				X					
	Number of storage space per #20	400+				200+					
				Deran's Towing Service							
				Indoor							
				Yes			No				
Storage facilities	10237 73rd St.	X									
	10279 73rd St.	X									
	10751 73rd St.	X									
				Outdoor							
				Yes			No				
	10237 73rd St.	X									
	10279 73rd St.	X									
	10751 73rd St.	X									
				Kirby Wrecker Service							
				Indoor							
				Yes			No				
Storage facilities	1508 Albia Rd.	X									
	825 Hayne St.						X				
	17000 Copperhead Rd Ottumwa, IA						X				
				Outdoor							
				Yes			No				
	1508 Albia Rd.	X									
	825 Hayne St.						X				
	17000 Copperhead Rd Ottumwa, IA						X				
Misc. additional not required	Kirby Wrecker Service - provides all notifications start to finish in the impounding process.										
I HEREBY CERTIFY THAT THIS IS A TRUE TABULATION OF THE BIDS RECEIVED AT 2:00 P.M. ON DATE OF BID OPENING BY: Lt. Mickey Hucks											

OTTUMWA

CITY OF BRIDGES...RIVER OF OPPORTUNITY

CITY OF OTTUMWA
TOWING AND STORAGE
ANTI-COLLUSION AGREEMENT

The successful bidder certifies:

1. That this proposal is genuine and is not made in the interest of or on behalf of an undisclosed person, firm, or corporation and is not submitted in conformity with any agreement of rules of any group, association, or corporation.
2. That he/she has not directly or indirectly induced or solicited any other bidder to put in a false or sham proposal.
3. That he/she has not solicited or induced any person, firm, or corporation to refrain from bidding.
4. That he/she has not sought by collusion or otherwise to obtain for him/her any advantage over any other bidder.

Derans Towing Service
Name of Company


Signature

Deran Pawsen
Printed Name

CITY OF OTTUMWA
TOW/IMPOUND, STORAGE, & SERVICE
FEE AGREEMENT

The successful bidder agrees to fulfill all conditions and specifications included in this proposal.

FEE

- A. \$ 125 First tow within the City limits-base bid (See Contract #7).
- B. \$ 50 Second tow of the same vehicle within the City limits, typically from a police department facility to the storage facility.
- C. \$ 30 Storage for each twenty-four hour period or any portion thereof (See Contract #12 & #16).
- D. \$ 65 Unlocking car door.
- E. \$ 40 Traffic accident clean up when Contractor tows at least one of the vehicles involved. *****Extreme Cases Only*****
- F. \$ 125/hr Winch vehicle.
- G. \$ 40 Disconnect drive train or other mechanical part.
- H. \$ 100 Towing vehicle with dolly or flatbed.
- I. \$ 75 After hours call to return vehicle.
- J. \$ 25 Tow police vehicle.
- K. \$ 30 Change tire on police vehicle.
- L. \$ 60 When owner/operator arrives to claim vehicle prior to vehicle being towed (See Contract #4).

Location of storage facility (See Contract #16):

** See attached for locations and descriptions **

Describe storage facility:

* See attached *

Description of equipment owned and/or subcontracted for use in this proposal (Contract #9 & #10):

1 50 ton Rotator w/3 axles for heavy duty tow/recovery
4 medium duty rollbacks
3 medium duty wreckers
1 tandem axle roll back
2 single axle tow trucks
2 tandem axle tow trucks
1 landoll trailer w/semi tractor
1 wheel loader & 1 skidsteer loader
1 Roll off Truck w/dumpsters for large cleanups

* certificate of Insurance already on file at City Hall
400 plus Number of storage spaces (See #20).

I understand and agree that only the specific fees and amounts listed in this contract may be billed or charged to an owner/operator of a motor vehicle, an insurance company, or any other person or entity for towing/impounding and/or storing a vehicle at the request of, or when contacted by, the Ottumwa Police Department, except when such towing/impounding requires unusual or extraordinary time and labor to tow/impound the vehicle and an increased fee is approved by the Chief of Police or designee. I further understand and agree that only the specific fees and amounts listed in this contract may be billed or charged to an

owner/operator of a motor vehicle, an insurance company, or any other person or entity for providing the designated services specified in this contract at the request of, or when contacted by, the Ottumwa Police Department, except when providing a designated service requires unusual or extraordinary time and labor and an increased fee is approved by the Chief of Police or designee. A violation of this, or any other provision of this contract, may be deemed a breach of contract and the contract declared to be null and void.

Doran's Towing Service
Company


Authorized Signature

10-13-2024
Date

10237 73rd St Zoned Commercial 1.2 Acres



3 buildings
60x60
58x38
54x40
84x22 office



10274 15rd St
Zoned Commercial
11 Acres
54x75 Building
24x48 Building

10751 13rd St - Zoned Commercial 7 Acres

60x120 Building

84x60 Building

72x104 Building added in 2023 (not pictured)



Ample indoor storage for investigation purposes as needed or required.

Ottumwa, IA 52501

received
10-15-24 10Am

"Towing Bid - Police"

received
11-22-24 345

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head



City Administrator Approval

AGENDA TITLE: A RESOLUTION SETTING A PUBLIC HEARING ON THE FISCAL YEARS
2026-2030 CAPITAL IMPROVEMENT PLAN FOR THE CITY OF OTTUMWA, IOWA

 Public hearing required if this box is checked. The Form of Proclamation for each Public Hearing must be attached to this Staff Summary. If the Form of Proclamation is not attached the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 265-2024.

DISCUSSION: The Capital Improvement Plan is considered a budget under Iowa Code. As such, we are required to hold a public hearing prior to approval.

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

RESOLUTION NO. 265-2024

A RESOLUTION SETTING A PUBLIC HEARING ON THE FISCAL YEARS 2026-2030
CAPITAL IMPROVEMENT PLAN FOR THE CITY OF OTTUMWA, IOWA

WHEREAS, the City of Ottumwa, Iowa has prepared a Capital Improvement Plan (CIP) for Fiscal Years 2026-2030; and,

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

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

The public hearing for the proposed Fiscal Years 2026-2030 Capital Improvement Plan is hereby set for Tuesday, December 17, 2024, at 5:30pm.

APPROVED, PASSED, AND ADOPTED, this 3rd day of December 2024.



ATTEST:

Christina Reinhard

Christina Reinhard, City Clerk

CITY OF OTTUMWA, IOWA

Cara Galloway

Cara Galloway, Mayor ProTem

PLEASE PUBLISH 12/05/2024

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF
OTTUMWA IN THE STATE OF IOWA, ON THE MATTER OF FISCAL YEARS
2026-2030 CAPITAL IMPROVEMENT PLAN

PUBLIC NOTICE is hereby given that the Council of the City of Ottumwa in the State of Iowa, will hold a public hearing on December 17, 2024, at 5:30 p.m. at the Bridge View Center, 102 Church St., Ottumwa, Iowa, at which meeting the Council will discuss Fiscal Years 2026-2030 Capital Improvement Plan for the 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 item.

This notice is given by order of the City Council of the City of Ottumwa in the State of Iowa, as provided by Section 362.3 of the City Code of Iowa.

Dated this 3rd day of December 2024.

Christina Reinhard

City Clerk, City of Ottumwa in the State of
Iowa

received
11.25.24 4pm

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Finance
Department

O'Donnell
Prepared By
O'Donnell
Department Head

Cyr
City Administrator Approval

AGENDA TITLE: A RESOLUTION APPROVING THE FISCAL YEAR 2024 ANNUAL URBAN RENEWAL REPORT

 Public hearing required if this box is checked. The Proof of Publication for each Public Hearing must be obtained by 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. 273-2024 and order the report to be filed with the Iowa Department of Management.

DISCUSSION: The City Council adopted Resolution 242-2024 Approving FY 24 Annual Urban Renewal Report on November 5, 2024. After reviewing the AURR, our auditor's requested changes to match trail balance ending fund balances. Part of the change relates to payments made in FY 24 but accrued in FY 23. Other changes reflect that TIF revenues generated in the SSMID districts are deposited in the SSMID fund. Because of the changes, The City Council must adopt this resolution approving the revised report.

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

RESOLUTION NO. 273-2024

**A RESOLUTION APPROVING THE REVISED FISCAL YEAR 2024
ANNUAL URBAN RENEWAL REPORT**

WHEREAS, the City of Ottumwa, Iowa has established several urban renewal areas (URA); and

WHEREAS, the City of Ottumwa, Iowa receives tax increment financing (TIF) funds related to the URA;

WHEREAS, an annual report on the use of said TIF funds is required to be submitted to the Iowa Department of Management; and

WHEREAS, said report has been prepared and reviewed by staff for consideration by the City Council for Ottumwa, Iowa, and

WHEREAS, the City Council of Ottumwa, Iowa previously approved the FY 24 AURR; and

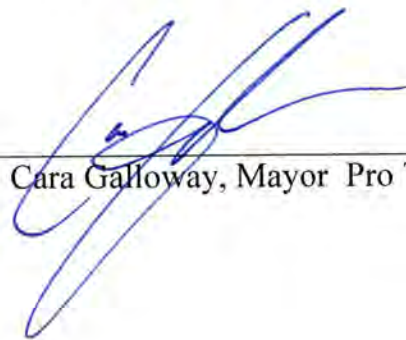
WHEREAS, the auditing firm performing the FY 2024 audit requested changes to the previous approved AURR.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT, the Revised Fiscal Year 2024 Annual Urban Renewal Report for the City of Ottumwa, Iowa are hereby by approved.

PASSED, APPROVED, AND ADOPTED this 3rd day of December 2024.

Attest:


Chris Reinhard, City Clerk


Cara Galloway, Mayor Pro Tem

Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Levy Authority Summary

Local Government Name: OTTUMWA
 Local Government Number: 90G868

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OTTUMWA WESTGATE URBAN RENEWAL	90001	10
OTTUMWA AIRPORT URBAN RENEWAL	90002	4
HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL	90003	1
VOGEL URBAN RENEWAL	90004	1
OTTUMWA WILDWOOD DR/HWY 34	90075	1
OTTUMWA BONITA URBAN RENEWAL	90900	0

TIF Debt Outstanding: **11,899,386**

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2023 Cash Balance
as of 07-01-2023:	-107,623	0	Restricted for LMI

TIF Revenue:	1,599,987
TIF Sp. Revenue Fund Interest:	14,930
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,614,917

Rebate Expenditures:	240,035
Non-Rebate Expenditures:	1,187,499
Returned to County Treasurer:	0
Total Expenditures:	1,427,534

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2024 Cash Balance
as of 06-30-2024:	79,760	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **10,392,092**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL
 UR Area Number: 90001

 UR Area Creation Date: 05/1989

To achieve a diversified well balanced economy/standard of living/tax base with plans for land/commercial/industrial and residential development providing for installation of public works/infrastructure and amenities, elimination of blight, encourage commercial and industrial growth, rehabilitation of central business district with a sound economic base for future development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM	900042	900043	12,370,812
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM	900044	900045	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM	900050	900051	6,335,384
OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900067	900068	13,041,732
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900069	900070	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM	900071	900072	0
OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT	900077	900078	385,225
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC	900081	900082	644,421
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC	900083	900084	676,629
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC	900085	900086	959,355

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,710	115,376,001	138,655,809	15,513,380	0	-213,636	269,384,264	0	269,384,264
Taxable	48,305	63,053,143	109,881,903	13,568,503	0	-213,636	186,338,218	0	186,338,218
Homestead Credits									871

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:

-145,018

0

Amount of 07-01-2023 Cash Balance Restricted for LMI

TIF Revenue: 1,260,145
 TIF Sp. Revenue Fund Interest: 9,056
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,269,201

Rebate Expenditures: 240,035
 Non-Rebate Expenditures: 827,407
 Returned to County Treasurer: 0
Total Expenditures: 1,067,442

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	56,741	0	Amount of 06-30-2024 Cash Balance Restricted for LMI
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Projects For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Description: Downtown Beautification Program
Main Street Iowa Program-Iowa Economic Development
Classification: Authority
Physically Complete: No
Payments Complete: No

Main Street Iowa

Description: Contribution to Main Street Iowa Program
Main Street Iowa Program-Iowa Economic Development
Classification: Authority
Physically Complete: No
Payments Complete: No

CSO Projects

Description: Utilities Sewer Separation
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

2017 Washington Apartments PDA

Description: Payment towards the costs of developing Washington
Apartments
Commercial - apartment/condos (residential use, classified
commercial)
Classification: commercial
Physically Complete: Yes
Payments Complete: No

2020 Highlands PDA

Description: Payment towards the costs of redevelopment and
renovation
Classification: Commercial-Medical
Physically Complete: Yes
Payments Complete: No

2021 Cobblestone Hotel PDA

Description: Payment towards the costs of constructing a hotel
Classification: Commercial - hotels and conference centers
Physically Complete: Yes
Payments Complete: No

2023 Asbury PDA

Description:	Payment towards the costs of construction of Asbury Heights
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

SSMID TIF Taxes

Description:	SSMID Projects Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Debt/Obligation Type:	Other Debt
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2024

Mainstreet Ottumwa

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2023

2020 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,312,272
Interest:	414,800
Total:	1,727,072
Annual Appropriation?:	Yes
Date Incurred:	05/14/2020
FY of Last Payment:	2040

Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

Washington Apartments Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	273,000
Interest:	0
Total:	273,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2017

FY of Last Payment: 2030

Highlands Development Agreement

Debt/Obligation Type: Rebates
Principal: 3,745,965
Interest: 0
Total: 3,745,965
Annual Appropriation?: Yes
Date Incurred: 05/19/2020
FY of Last Payment: 2042

Cobblestone Hotel

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 400,570
Interest: 1,264,553
Total: 1,665,123
Annual Appropriation?: Yes
Date Incurred: 09/21/2021
FY of Last Payment: 2045

Asbury Deveopment

Debt/Obligation Type: Other Debt
Principal: 186,000
Interest: 0
Total: 186,000
Annual Appropriation?: No
Date Incurred: 04/18/2023
FY of Last Payment: 2024

SSMID TIF

Debt/Obligation Type: Other Debt
Principal: 87,175
Interest: 0
Total: 87,175
Annual Appropriation?: Yes
Date Incurred: 07/01/2022
FY of Last Payment: 2024

Non-Rebates For OTTUMWA WESTGATE URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	Mainstreet Ottumwa
Tied To Project:	Main Street Iowa
TIF Expenditure Amount:	421,203
Tied To Debt:	Cobblestone Hotel
Tied To Project:	2021 Cobblestone Hotel PDA
TIF Expenditure Amount:	39,138
Tied To Debt:	Downtown Maintenance
Tied To Project:	Downtown Maintenance
TIF Expenditure Amount:	138,163
Tied To Debt:	2020 GO
Tied To Project:	CSO Projects
TIF Expenditure Amount:	238
Tied To Debt:	Admin Fees
Tied To Project:	2017 Washington Apartments PDA
TIF Expenditure Amount:	1,357
Tied To Debt:	Admin Fees
Tied To Project:	CSO Projects
TIF Expenditure Amount:	93
Tied To Debt:	Admin Fees
Tied To Project:	2023 Asbury PDA
TIF Expenditure Amount:	110,040
Tied To Debt:	Highlands Development Agreement
Tied To Project:	2020 Highlands PDA
TIF Expenditure Amount:	87,175
Tied To Debt:	Asbury Deveopment
Tied To Project:	SSMID TIF Taxes

Rebates For OTTUMWA WESTGATE URBAN RENEWAL

Highland Developments

TIF Expenditure Amount: 54,035
Rebate Paid To: Highlands Development i, LLC
Tied To Debt: Highlands Development Agreement
Tied To Project: 2020 Highlands PDA
Projected Final FY of Rebate: 2042

Asbury

TIF Expenditure Amount: 186,000
Rebate Paid To: Asbury PDA
Tied To Project: 2023 Asbury PDA
Projected Final FY of Rebate: 2024

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM		
TIF Taxing District Inc. Number:	900043		
TIF Taxing District Base Year:	1989		
FY TIF Revenue First Received:	1991		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	05/1989
statutorily ends:	2023	Economic Development	05/1989

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	36,238,090	37,572,590	299,360	0	-79,636	74,030,404	0	74,030,404
Taxable	0	19,804,179	31,284,347	216,399	0	-79,636	51,225,289	0	51,225,289
Homestead Credits									319

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	17,102,818	51,225,289	12,370,812	38,854,477	1,419,286

FY 2024 TIF Revenue Received: 452,771

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM		
TIF Taxing District Inc. Number:	900045		
TIF Taxing District Base Year:	1989		
FY TIF Revenue First Received:	1991		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2023	Economic Development	05/1989

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,710	0	0	0	0	0	52,710	0	52,710
Taxable	48,305	0	0	0	0	0	48,305	0	48,305
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	63,662	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM		
TIF Taxing District Inc. Number:	900051		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	07/1994
statutorily ends:	2023	Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,357,548	33,598,433	38,880	0	-33,992	49,960,869	0	49,960,869
Taxable	0	8,939,447	23,921,887	21,247	0	-33,992	32,848,589	0	32,848,589
Homestead Credits									151

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	23,761,183	26,233,678	6,335,384	19,898,294	726,850

FY 2024 TIF Revenue Received: 231,152

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM		
TIF Taxing District Inc. Number:	900068		
TIF Taxing District Base Year:	2002		
FY TIF Revenue First Received:	2004		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	05/2002
statutorily ends:	2023	Economic Development	05/2002

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,144,680	33,053,080	0	0	-75,932	81,121,828	0	81,121,828
Taxable	0	26,311,107	28,969,119	0	0	-75,932	55,204,294	0	55,204,294
Homestead Credits									262

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	27,194,312	54,003,448	13,041,732	40,961,716	1,496,260

FY 2024 TIF Revenue Received: 475,013

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM		
TIF Taxing District Inc. Number:	900070		
TIF Taxing District Base Year:	2002		
FY TIF Revenue First Received:	2004		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2023	Blighted	No
		Economic Development	05/2002

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM		
TIF Taxing District Inc. Number:	900072		
TIF Taxing District Base Year:	2009		
FY TIF Revenue First Received:	2011		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2030	Blighted	11/2009
		Economic Development	11/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,975,005	13,913,985	14,871,490	0	-22,224	38,738,256	0	38,738,256
Taxable	0	5,451,347	11,132,135	13,110,596	0	-22,224	29,671,854	0	29,671,854
Homestead Credits									117

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	54,559,403	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT
 TIF Taxing District Inc. Number: 900078

TIF Taxing District Base Year:	2016		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,526,312	4,277,447	0	0	-1,852	6,801,907	0	6,801,907
Taxable	0	1,380,628	3,189,529	0	0	-1,852	4,568,305	0	4,568,305
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,208,609	1,595,150	385,225	1,209,925	44,196

FY 2024 TIF Revenue Received: 14,034

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC
 TIF Taxing District Inc. Number: 900082

TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,804,430	0	0	0	4,804,430	0	4,804,430
Taxable	0	0	3,827,162	0	0	0	3,827,162	0	3,827,162
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,135,998	2,668,432	644,421	2,024,011	75,958

FY 2024 TIF Revenue Received: 24,143

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC		
TIF Taxing District Inc. Number:	900084		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	971,049	6,179,831	303,650	0	0	7,454,530	0	7,454,530
Taxable	0	530,682	4,220,961	220,261	0	0	4,971,904	0	4,971,904
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	4,652,732	2,801,798	676,629	2,125,169	81,879

FY 2024 TIF Revenue Received: 25,847

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC		
TIF Taxing District Inc. Number:	900086		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,163,317	5,256,013	0	0	0	6,419,330	0	6,419,330
Taxable	0	635,753	3,336,763	0	0	0	3,972,516	0	3,972,516
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,565,190	3,972,516	959,355	3,013,161	119,105

FY 2024 TIF Revenue Received: 37,185

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL
 UR Area Number: 90002

 UR Area Creation Date: 07/1994

To plan and provide sufficient land for comm./industrial dev., install public works and facilities ,eliminate blight,maintain transportation network, provide a marketable/investment climate and encourage commercial and industrial growth and expansion with a sound econ. base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM	900056	900057	5,296,685
OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM	900058	900059	2,298,472
OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM	900060	900061	0
CENTER TWP/OTTUMWA SCH/A P TIF INCREM	900062	900063	66,259

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,686,810	18,898,978	9,204,842	8,050,840	0	-11,112	37,830,358	0	37,830,358
Taxable	1,545,842	10,328,313	7,410,636	6,835,193	0	-11,112	26,108,872	0	26,108,872
Homestead Credits									56

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **98,982** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 211,003
 TIF Sp. Revenue Fund Interest: 6,413
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 217,416

Rebate Expenditures: 0
 Non-Rebate Expenditures: 212,300
 Returned to County Treasurer: 0
Total Expenditures: 212,300

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **104,098** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For OTTUMWA AIRPORT URBAN RENEWAL

AIRPORT RUNWAY

Description:	Airport Runway Renovation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA AIRPORT URBAN RENEWAL

GO 2019B Runway

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	735,000
Interest:	53,700
Total:	788,700
Annual Appropriation?:	Yes
Date Incurred:	11/17/2018
FY of Last Payment:	2027

Non-Rebates For OTTUMWA AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	212,300
Tied To Debt:	GO 2019B Runway
Tied To Project:	AIRPORT RUNWAY

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900057		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	06/1994
statutorily ends:	2019	Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,335,090	6,727,928	9,204,842	8,050,840	0	-7,408	25,311,292	0	25,311,292
Taxable	1,223,517	3,676,823	7,410,636	6,835,193	0	-7,408	19,138,761	0	19,138,761
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	9,691,355	15,627,345	5,296,685	10,330,660	247,764

FY 2024 TIF Revenue Received: 114,179

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900059		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		UR Designation
Subject to a Statutory end date?	No	Slum	No
		Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,013,060	0	0	0	-3,704	12,009,356	0	12,009,356
Taxable	0	6,565,149	0	0	0	-3,704	6,561,445	0	6,561,445
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	83,802	6,561,445	2,298,472	4,262,973	155,719

FY 2024 TIF Revenue Received: 93,999

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900061

TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	210	0	0	0	0	0	210	0	210
Taxable	192	0	0	0	0	0	192	0	192
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	205	5	0	5	0

FY 2024 TIF Revenue Received: 326

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: CENTER TWP/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900063

TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	351,510	157,990	0	0	0	0	509,500	0	509,500
Taxable	322,133	86,341	0	0	0	0	408,474	0	408,474
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	320,348	189,152	66,259	122,893	2,878

FY 2024 TIF Revenue Received: 2,499

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL
 UR Area Number: 90003

UR Area Creation Date: 10/2011

URA activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial development using public and private investment for the sound development of public works and facilities for the efficient development and to achieve a marketable and attractive investment climate as well as a diversified, well balanced economy providing a desirable standard of living, job opportunity and strengthened tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT	900073	900074	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,835,320	51,320,200	0	0	-3,704	65,151,816	0	65,151,816
Taxable	0	7,561,020	45,124,947	0	0	-3,704	52,682,263	0	52,682,263
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: **0**

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: **0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **0** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL (90003)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT
 TIF Taxing District Inc. Number: 900074
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		11/2011

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,835,320	51,320,200	0	0	-3,704	65,151,816	0	65,151,816
Taxable	0	7,561,020	45,124,947	0	0	-3,704	52,682,263	0	52,682,263
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	31,594,176	33,561,344	0	33,561,344	1,225,937

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: VOGEL URBAN RENEWAL
 UR Area Number: 90004

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
VOGEL URBAN RENEWAL INCREMENT	900079	900080	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	105,250	0	0	0	105,250	0	105,250
Taxable	0	0	57,520	0	0	0	57,520	0	57,520
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	VOGEL URBAN RENEWAL (90004)		
TIF Taxing District Name:	VOGEL URBAN RENEWAL INCREMENT		
TIF Taxing District Inc. Number:	900080		
TIF Taxing District Base Year:	2017		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	105,250	0	0	0	105,250	0	105,250
Taxable	0	0	57,520	0	0	0	57,520	0	57,520
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	341,660	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34
 UR Area Number: 90075

UR Area Creation Date: 08/2011

To establish and provide opportunities, incentives and sites for community economic development, including private investment in the area, plan for and provide sufficient land for commercial development in a manner that is efficient from the standpoint of providing municipal services and provide a more marketable and attractive investment climate as well as provide a diversified, well balanced economy creating job opportunities and standard of living as well as increasing the tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT	900075	900076	3,527,121

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,027,210	0	0	0	4,027,210	0	4,027,210
Taxable	0	0	3,527,121	0	0	0	3,527,121	0	3,527,121
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: -61,587 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 128,839
 TIF Sp. Revenue Fund Interest: -539
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 128,300

Rebate Expenditures: 0
 Non-Rebate Expenditures: 147,792
 Returned to County Treasurer: 0
Total Expenditures: 147,792

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: -81,079 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For OTTUMWA WILDWOOD DR/HWY 34

Kohl's Dept. Store Development

Description:	Building and opening of Kohl's Dept. Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal and admin expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Hopkins StripMall

Description:	Payment towards costs of Hopkins Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA WILDWOOD DR/HWY 34

Taxable Series 2021

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,045,000
Interest:	66,351
Total:	1,111,351
Annual Appropriation?:	Yes
Date Incurred:	09/18/2011
FY of Last Payment:	2031

Hopkins Properties LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	04/05/2022
FY of Last Payment:	2032

Hopkins Properties LLC Development

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/05/2022
FY of Last Payment:	2023

Non-Rebates For OTTUMWA WILDWOOD DR/HWY 34

TIF Expenditure Amount: 147,792
Tied To Debt: Taxable Series 2021
Tied To Project: Kohl's Dept. Store Development

TIF Expenditure Amount: 0
Tied To Debt: Hopkins Properties LLC
Development Agreement
Tied To Project: Administrative Expenses

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Additional property taxes paid by Kohl's per agreement of \$56,798 entered as Property Tax Replacement Claims (Payment in Lieu of Taxes).

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2024

0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34 (90075)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT
 TIF Taxing District Inc. Number: 900076
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2011

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,027,210	0	0	0	4,027,210	0	4,027,210
Taxable	0	0	3,527,121	0	0	0	3,527,121	0	3,527,121
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	12,928	3,527,121	3,527,121	0	0

FY 2024 TIF Revenue Received: 128,839

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA BONITA URBAN RENEWAL
 UR Area Number: 90900

UR Area Creation Date: 11/2021

To be an economic development area and increase the availability of housing opportunities in an effort to attract and retain local industries and commercial enterprises. To improve housing conditions & provide a marketable & attractive investment climate.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

**Base Increment
No. No. Value
Used**

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: **0**

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: **0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: **0** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For OTTUMWA BONITA URBAN RENEWAL

2021 HC152501 Investment, LLC PDA

Description:	Payment toward cost of constructing Bonita Ave Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OTTUMWA BONITA URBAN RENEWAL

Bonita Ave Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,750,000
Interest:	0
Total:	1,750,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2044

received
11.26.24 830

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Planning & Development
Department

Zach Simonson

Prepared By

Zach Simonson

Department Head

City Administrator Approval *cjr*

AGENDA TITLE: Resolution No. 274-2024: Resolution Approving and Authorizing the Conveyance of Certain Real Property Interests to the Iowa Department of Transportation and Approving and Authorizing Execution of a Related Temporary Easement Purchase Agreement

****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: Open public hearing,
Receive public comments,
Close public hearing,
Pass and adopt Resolution No. 274-2024.

DISCUSSION: The Iowa Department of Transportation requires a temporary easement to use City property around the Central Fire Station during the proposed Highway 149 reconstruction project. The project includes concrete replacement and sidewalk replacement on the south and east sides of the fire station. This resolution provides that temporary easement. The Iowa DOT will compensate the City \$100 for the easement.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

The area affected by the temporary easement is a small part of the project which includes reconstruction of north side apron approaching the Wapello Street Bridge, the removal of the Second Street off-ramp, the reconstruction of the Second Street on-ramp, the reconstruction and redesign of the intersection at Fifth St and the reconstruction of Highway 149 through Woodland Ave. The project schedule is not yet known, but DOT has assured that they understand the effect of limiting access to the Central Fire Station and will provide significant notice and communication in order to prepare for barriers.

ITEMS TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA

December 3, 2024

5:30 P.M.

- Public hearing on the proposal to convey certain real property interests to the Iowa Department of Transportation, pursuant to a proposed Temporary Easement Purchase Agreement
- Resolution approving and authorizing the conveyance of certain real property interests to the Iowa Department of Transportation and approving and authorizing execution of a related Temporary Easement Purchase Agreement

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.

December 3, 2024

The City Council of the City of Ottumwa, 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 Pro Tem Galloway, in the chair, and the following named Council Members:

Keith Caviness, Dan Reid, Cara Galloway, Bill Hoffman Jr., Doug McAntire

Absent: None

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the proposal to convey interests in real property to the Iowa Department of Transportation and to approve and authorize execution of a related Temporary Easement Purchase Agreement by and between the City of Ottumwa and the Iowa Department of Transportation, and that notice of the proposed action and public hearing had been published as required by the Iowa Code.

The Mayor then asked the Clerk whether any written objections or comments had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that zero written objections/comments had been filed. The Mayor then called for oral objections and comments and none were made. Whereupon, the Mayor declared the time for receiving objections and comments to be closed.

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

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

Whereupon, Council Member Caviness introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY INTERESTS TO THE IOWA DEPARTMENT OF TRANSPORTATION AND APPROVING AND AUTHORIZING EXECUTION OF A RELATED TEMPORARY EASEMENT PURCHASE AGREEMENT", 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 _____, 202__.

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

AYES: Caviness, Reid, Galloway, Hoffman, McAntire

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 274-2024

RESOLUTION APPROVING AND AUTHORIZING THE
CONVEYANCE OF CERTAIN REAL PROPERTY INTERESTS
TO THE IOWA DEPARTMENT OF TRANSPORTATION AND
APPROVING AND AUTHORIZING EXECUTION OF A
RELATED TEMPORARY EASEMENT PURCHASE
AGREEMENT

WHEREAS, the City of Ottumwa (the "City") has received a proposal from the Iowa Department of Transportation (the "Buyer"), in the form of a proposed Temporary Easement Purchase Agreement (the "Agreement"), which Agreement proposes that the City would convey certain City-owned real property interests (the "Property") to Buyer for a purchase price of \$100.00 and in consideration of Buyer's other obligations under the Agreement, which Property is legally described as follows:

Part of Lot 109 in Block 7 in the Original Plat of the City of Ottumwa,
Wapello County Iowa

WHEREAS, the temporary easement granted by this Agreement will terminate upon the Buyer's completion of the highway project (as that term is identified Agreement by the Buyer's project number), subject to the terms and conditions set forth in the Agreement; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to convey the Property and to approve and authorize execution of the Agreement, and has considered the extent of any objections received from residents or property owners to said proposed action; 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 the Iowa Department of Transportation in exchange for \$100.00 and in consideration of other obligations under the Agreement, 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 3rd day of December, 2024.



Mayor Pro Tem

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 3rd day of December, 2024.

Christine Reinhard

City Clerk, City of Ottumwa, State of Iowa





Office of Right of Way, 800 Lincoln Way, Ames, IA 50010

Ph.: 515-290-3191
FAX: 515-239-1247
E-mail: kelly.dunn@iowadot.us
www.iowadot.gov

Appraisal Waiver

Parcel Number: 1 County: Wapello

Project Number: STPN-149-1(89)—2J-90 Route Number: 149

Recorded Owner(s) City of Ottumwa

Owner's(s') Mailing Address 105 East 3rd St, Ottumwa IA 52501

Tenant(s) _____

Tenant (s) Mailing Address _____

Subject Property Address _____

This property is described as Part of Lot 109 in Block 7 in the Original Plat of the City of Ottumwa, Wapello County Iowa.

Basis for land compensation Project approved data.

Land to be acquired by fee title _____ acre @ _____ = \$ 0.00

Permanent easement _____ acre @ _____ = \$ 0.00

Other considerations:

Temporary Easement Only

Total compensation \$100.00


Compensation for right of way fence is to be determined by a fixed schedule or in accordance with Iowa Code section 6B.44.

Certification


I certify that I am familiar with the property that is the subject of this compensation estimate, that the valuation is based upon data contained in the files of the Iowa Department of Transportation, and that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

Agent's Signature

Approved by



Kelly Dunn Date



Jessica Birchmier 11-12-2024
Date



Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010

Ph.: 515-290-3191
FAX: 515-239-1247
E-mail: kelly.dunn@iowadot.us
www.iowadot.gov

DATE 11/12/2024

COUNTY Wapello

PROJECT STPN-149-1(89)—2J-90

PARCEL 1

OFFER TO PURCHASE – Appraisal Waiver

Owner City of Ottumwa

Address 105 East 3rd St, Ottumwa IA 52501

Pursuant to federal and state regulations, the Iowa Department of Transportation presents to you the pamphlet Highways and Your Land and submits an offer of \$100.00, which represents just compensation of the right of way needed from your property.

You will not be required to move from your dwelling or to move your business, farm, non-profit organization to personal property any sooner than 2/10/2025, which is at least 90 days from the date of this notice.

By 

Kelly Dunn, Acquisition Agent



Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010

TENANT INFORMATION

County: Wapello Project Number: STPN-149-1(89)--2J-90 Parcel Number: 1

There is currently no lease in effect on this property.

There is a tenant on this property with a lease in effect.

Tenant's Name: _____

Tenant's Address: _____

Phone: _____ E-mail: _____

Lease Type: Verbal
 Written (provide copy of lease contract, if possible)

Term: Month-to-Month
 Year-to-Year
 Other: _____

Amount of Rent: \$ _____

Owner's Signature

Date

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation,
800 Lincoln Way, Ames, IA 50010, 515-233-7867

Form 634010 (07-16)



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809

FAX: 515-239-1247

www.iowadot.gov/rightofway

TEMPORARY EASEMENT PURCHASE AGREEMENT

Parcel Number: 1 County: Wapello

Project Number: STPN-149-1(89)--2J Route Number: 149

Seller: City of Ottumwa

THIS AGREEMENT entered into this 3 day of December, 2024
by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. Seller grants to the Buyer a temporary easement upon Seller's real estate, hereinafter referred to as the premises, situated in parts of the following: Part of Lot in Block 7 in the Original Plat of the City of Ottumwa, in the County of Wapello, State of Iowa, and more particularly described on page 4, for the purpose to shape and shown on the project plans for said highway improvement. The premises also includes all estates, rights, title and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon, and the following buildings, improvement and other property: All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.

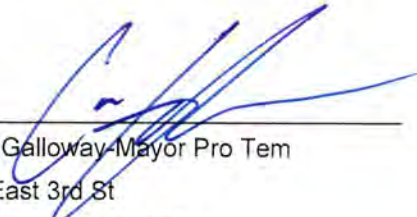
Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from a change. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement and discharges the Buyer from liability because of this agreement and construction of this public improvement project.


2. The Buyer agrees to pay to the Seller the total lump-sum payment of \$ 100.00 on or before 60 days. Seller agrees to grant possession of the premises upon payment. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on agreement payment warrants.
3. The Seller warrants that there are no tenants on the premises holding under lease, except none.
4. It is agreed that the right of temporary easement granted by this agreement shall terminate upon the completion of the highway project.
5. This agreement shall apply to and bind the legal successors in interest of the Seller. The Seller agrees to warrant good and sufficient title. The names and addresses of any lien holders are none.
6. If this agreement is recorded, in addition to the total lump-sum payment amount, the Buyer agrees to pay \$150.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. The Seller agrees to obtain court approval of this agreement, if requested by the Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval and all other costs necessary to transfer the premises to the Buyer, with the exception of attorney fees. Claims for transfer costs shall be paid in amounts supported by paid receipts or signed invoices.

7. Buyer agrees that any agricultural drain tiles located within the premises that are damaged or require relocation by highway construction, shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access-control purposes only at no expense to the Seller. The Buyer shall have the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining the same to restrain livestock.
8. If Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of Seller.
9. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
10. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except none.
11. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
12. Buyer agrees to construct a type B entrance at Sta. 401 + 97, Left side, road.

It is understood and agreed all other entrances within the construction limits not listed or allowed in this agreement will be eliminated.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.
 City of Ottumwa

By X 
 Cara Galloway-Mayor Pro Tem
 105 East 3rd St
 Ottumwa, Iowa 52501

By X 
 Chris Reinhard

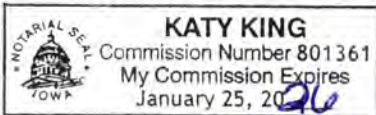


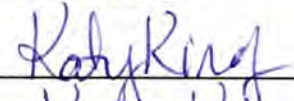
This section to be completed by a Notary Public.

STATE OF IOWA
 COUNTY OF 90 ss:

On this 3 day of Dec, 2024 before me, the undersigned, a notary public in and for said the State of Iowa, personally appeared Cara Galloway and Chris Reinhard to me personally known, who being by me duly sworn, did say that they are the mayor and city clerk, respectively, of the city of Ottumwa, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its city council Pro Tem, as contained in Ordinance number 274-2024, passed (the resolution adopted) by the city council under roll call number 38 of the city council on the 3 day of December, and that Cara and Chris acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.

(AFFIX NOTARIAL SEAL BELOW)



 (Sign in ink)
Katy King (Print/type name)
 Notary Public in and for the State of Iowa

BUYER'S APPROVAL

Recommended by
 (Sign in ink): X _____ (Date) _____
 (Printed Name): Project Agent
 Jessica Birchmier

Approved by
 (Sign in ink): X _____ (Date) _____
 (Printed Name): Right of Way Director
 Brad Hofer

BUYER'S ACKNOWLEDGEMENT

STATE OF IOWA }
 COUNTY OF STORY } ss:

On this _____ day of _____, before me, the undersigned, personally appeared ROW Director, Brad Hofer known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

(NOTARIAL SEAL) _____
 Notary Public in and for the State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY BUREAU
 PLOT PLAN

PARCEL NO.: 1

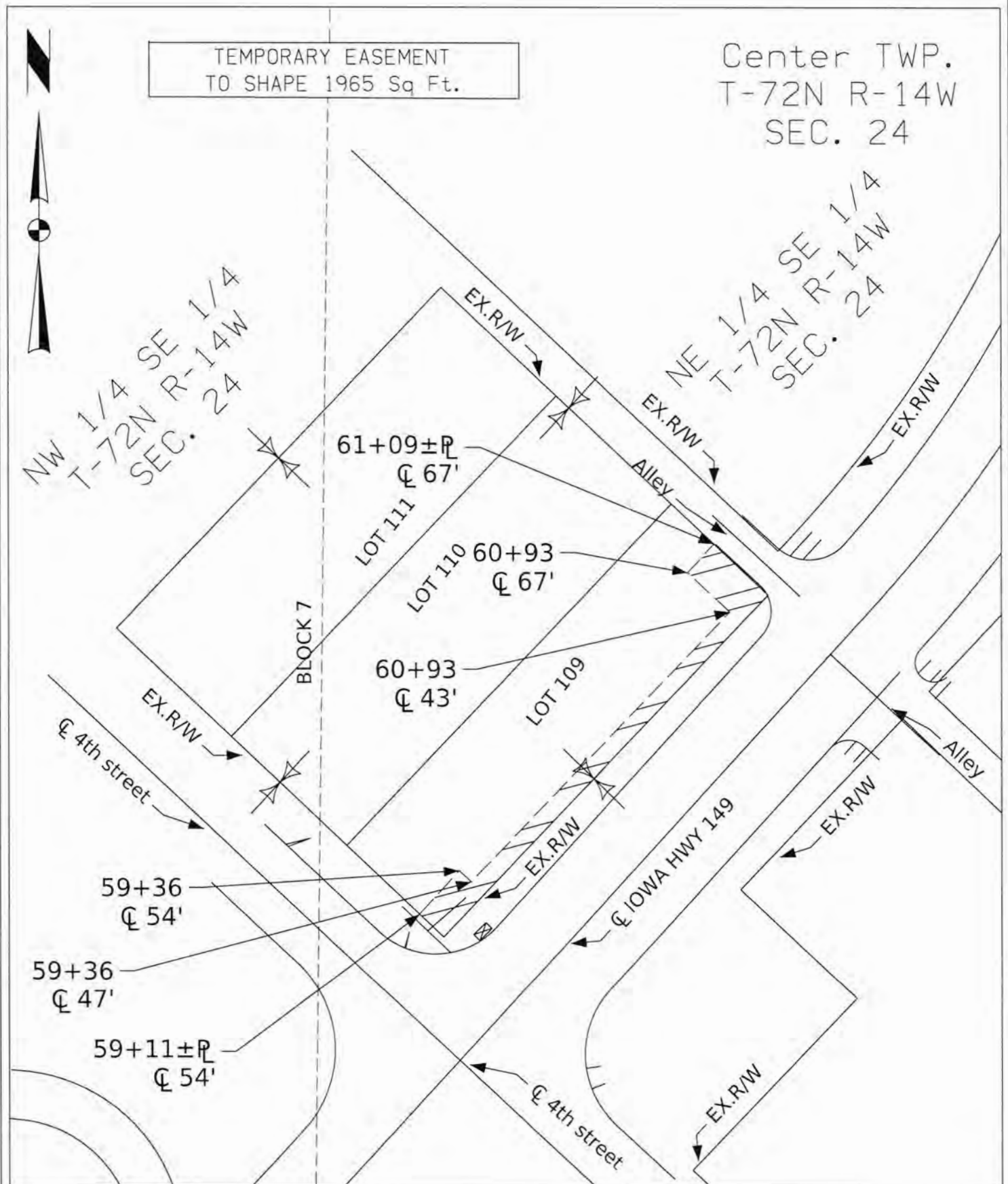
OWNER: City of Ottumwa

SECTION: 24 T 72 N-R 14 W.

SCALE: 1" = 50'

Lots 109 EX SE 10.5", 110 & 111 Block 7










LEGEND	
W.D. OR EASEMENT LINE:	
ACCESS LOCATION POINT:	
PROPERTY LINE:	

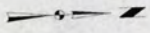


COUNTY: Wapello

PROJECT NO.: STPN-149-1(89)--2J-90

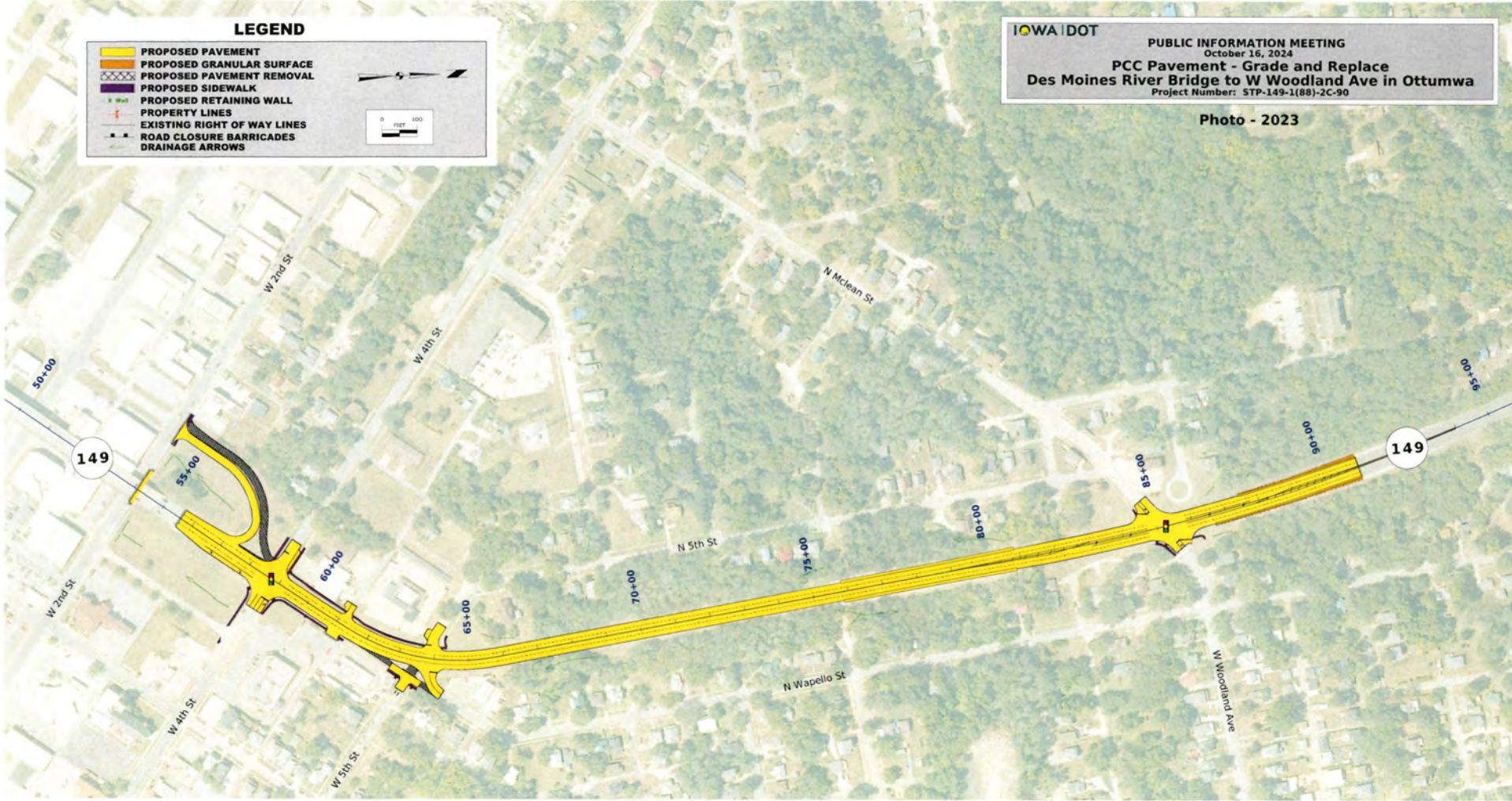
LEGEND

-  PROPOSED PAVEMENT
-  PROPOSED GRANULAR SURFACE
-  PROPOSED PAVEMENT REMOVAL
-  PROPOSED SIDEWALK
-  PROPOSED RETAINING WALL
-  PROPERTY LINES
-  EXISTING RIGHT OF WAY LINES
-  ROAD CLOSURE BARRICADES
-  DRAINAGE ARROWS



IOWA DOT PUBLIC INFORMATION MEETING
October 16, 2024
PCC Pavement - Grade and Replace
Des Moines River Bridge to W Woodland Ave in Ottumwa
Project Number: STP-149-1(88)-2C-90

Photo - 2023



received
11.21.24 410p.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Philip Rath

Prepared By

Administration

Department

Department Head

City Administrator Approval

AGENDA TITLE: Ordinance 3235-2024 - An Ordinance Amending the Municipal Code of the City of Ottumwa, Iowa by Amending Sections 8-2(e) and (f) for the Purpose of Revising the Title of the Airport Director & the Times When the Board Shall Meet

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt the first reading of Ordinance 3235-2024

DISCUSSION: A recent review of the code related to leasing responsibilities at the airport identified that a title change was needed to update the code to the current position authorized to undertake this process. The review also identified a revision to the meeting schedule. The changes to sections (e) and (f) address both of these items. The Airport Board approved of the proposed revisions at their meeting on Nov 19.

Source of Funds: N/A

Budgeted Item:

Budget Amendment Needed: No

ORDINANCE NO. 3235-2024

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF OTTUMWA, IOWA BY AMENDING SECTIONS 8-2(e) & (f) FOR THE PURPOSE OF REVISING THE TITLE OF THE AIRPORT DIRECTOR & THE TIMES WHEN THE BOARD SHALL MEET

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

SECTION ONE: The Municipal Code of the City of Ottumwa, Iowa is hereby amended by repealing and replacing sec. 8-2 (e) & (f) as follows:

Sec. 8-2. – Airport advisory board; powers and duties.

...

(e) The airport advisory board shall meet as needed, at the call of the chairperson or upon request of the city council, and shall make such recommendations as they deem advisable to the city council and the city administrator or his designee concerning the management and operation of the Ottumwa Regional Airport. The airport advisory board shall adopt a schedule of rental rates for rental of property at the Ottumwa Regional Airport, and said schedule shall also be subject to the approval of the city council. The Director of Airport Operations shall be authorized to enter into agreements concerning rental of property at the Ottumwa Regional Airport if said rental fee is within the schedule adopted by the airport advisory board and the city council.

(f) There shall be created a position to be known as the Director of Airport Operations, whose duties are to manage the day to day affairs of the Ottumwa Regional Airport. Said director shall report to the city administrator. Said director may recommend policies for the operation and control of the Ottumwa Regional Airport to the airport advisory board. Said policies shall be subject to the approval of the city council.

...

SECTION TWO. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION THREE. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR. Effective. This Ordinance shall be in full force and effect, from and after its passage, adoption, and approval and publication as required by law.

SECTION FIVE. When this ordinance is in effect, it shall automatically supplement, amend, and become a part of the said Code of Ordinance (Municipal Code) of the City of Ottumwa, Iowa.

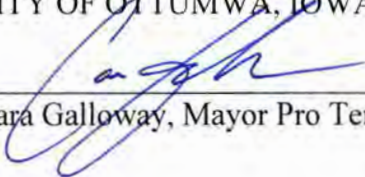
Passed on its first consideration on the 3 day of December 2024.

Passed on its second consideration on the __ day of ~WAIVED~ 2024.

Passed on its third consideration on the __ day of ~WAIVED~ 2024.

Approved this 3 day of December 2024.

CITY OF OTTUMWA, IOWA



Cara Galloway, Mayor Pro Tem

___ No action taken by Mayor
___ Vetoed this ___ day of _____, 2024.

Cara Galloway, Mayor Pro Tem

___ Repassed and adopted over the veto this ___ day of _____, 2024.
___ Veto affirmed this ___ day of _____, 2024 by failure of vote taken to repass.
___ Veto affirmed no timely vote taken to repass over veto.

ATTEST:



Christina Reinhard, CMC, City Clerk



received
11-22-24 345

Item No. I.-1.

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: 12/3/24

Christina Reinhard *CR*
Prepared By

Finance
Department

Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Resolution No. 271-2024, approving the annual budget of the Ottumwa Water Works Board of Trustees for calendar year 2025.

RECOMMENDATION: Pass and adopt Resolution No. 271-2024.
Section 384.2 of the Code of Iowa requires the City Council to adopt the budget of any municipal utility under the control of an independent board by resolution. The Ottumwa Water Works Board of Trustees adopted this budget after a public hearing held on November 19, 2024.

DISCUSSION: The adoption of this budget is required by state code according to Section 384.2 of the Code of Iowa and will be forwarded along with the approving resolution to the County Auditor.

*** NOTE: Staff Summaries will not be accepted for inclusion on the agenda without prior approval from the City Administrator. ***

RESOLUTION NO. 271-2024

A RESOLUTION APPROVING THE ANNUAL BUDGET OF THE OTTUMWA WATER
WORKS BOARD OF TRUSTEES FOR CALENDAR YEAR 2025

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

In accordance with Section 384.2 of the Code of Iowa, that the annual budget for the calendar
year 2025 as adopted by the Ottumwa Water Works Board of Trustees on November 19, 2024 as
attached and made part of this resolution by reference, is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 3rd day of December, 2024.

CITY OF OTTUMWA, IOWA



Cara Galloway, Mayor Pro Tem

ATTEST:




Christina Reinhard, City Clerk

UTILITIES BUDGET FORMS INSTRUCTIONS

Chapter 384.16, Code of Iowa requires utilities to publish a Notice of Public Hearing Budget Estimate. The information to complete the publication notice is taken from the Budget Summary. As a reminder, the notice must be published not less than 10 nor more than 20 days prior to the date of the hearing.

The published Budget Estimate is designed to include all utilities governed by the Board, or you may expand the notice, reporting each operation separately. Your budget hearing shall be accomplished in sufficient time to submit the budget for approval by resolution of the City Council not later than December 12th. (Chapter 384.2, Code of Iowa). A sufficient number of copies of the itemized detail must be available to meet the requests of taxpayers, citizens, and organizations not less than ten days before the date set for the hearing.

Your Beginning Fund Balances and your Ending Fund Balances will include all sinking funds and reserves. Receipts of services from other city funds are considered revenues. Transfers In and Transfers Out are actual transfers from or to another operating fund. Indicate the source of any Transfer In or the recipient fund of a Transfer Out in your budget detail. The Ending Fund Balance one year will be the Beginning Fund Balance the next year. Also, the total resources and the total requirements in any given year will be the same.

After the hearing has been held and the budget adopted, complete the Adopted Budget Summary Certificate and a new Budget Summary, if changes were made at the public hearing. File the following with the City Clerk:

- A. 3 copies of the Adopted Budget Certificate
- B. 3 copies of the Adopted Budget Summary
- C. 3 copies of the Resources and Requirements Detail
- D. 1 Proof of Publication

Your City Clerk will forward two copies of your Adopted Budget Certificate, Adopted Budget Summary, Resources and Requirements Detail to your County Auditor after your budget is approved by resolution of the council.

ADOPTED BUDGET CERTIFICATE

To: Ottumwa City Council

At a meeting of the Ottumwa Water Works Board of Trustees, held after public hearing as
(Governing Board)
required by law, on Nov 19,24, the proposed budget for Calendar 2025
(xx/xx/xx) (specify fiscal or calendar and year)
was adopted as summarized and attached hereto.

Telephone
Area Code 641-684-4606

Teresa Parkin Board Secretary
(signature)

Address 230 Turner Drive
Ottumwa, Iowa

Record of Public Hearing and Adoption of Budget:

On Nov 19,24, the Ottumwa Water Works Board of Trustees met for the purpose
(xx/xx/xx)
of conducting a public hearing on the proposed Calendar 2025 budget as published. Notice of time and place of
(specify fiscal or calendar and year)
hearing had been published on Oct 31,24 in the Ottumwa Courier and the affidavit of publication
(xx/xx/xx) (newspaper)
was available to file with the City Council.
The budget estimate was considered and taxpayers and residents heard for and against said estimate were as follows:

After giving opportunity for all desiring to be heard, the Board adopted the following budget resolution:
A RESOLUTION ADOPTING THE BUDGET FOR Calendar YEAR ENDING Dec.31,25
(specify fiscal or calendar) (xx/xx/xx)
BE IT RESOLVED by the Ottumwa Water Works Board of Trustees: The budget for Calendar
(specify fiscal or calendar)
ending Dec.31,25 as set forth in the Adopted Budget Summary and in the detailed budget in
(xx/xx/xx)
support thereof showing the estimated revenues and expenditures for said budget year in accordance with the summary
and detail as adopted.

Passed and approved on, Nov 19,24 by the following vote: *(list names)*
(xx/xx/xx)

Ayes: Ed Wilson
Buddy Kelley
Mary Stewart
Steven Propp

Nays: _____
Absent: _____

Sharon R. Johnson Chairperson
(signature)
Teresa Parkin Secretary
(signature)

ADOPTED BUDGET SUMMARY

Calendar 2025 YEAR 2025
(specify fiscal or calendar year budget)

Ottumwa Water Works
 NAME OF ENTERPRISE

		Budget 2025		Re-Estimated 2024	Actual 2023
REVENUES & OTHER FINANCING SOURCES					
Use of Money and Property	(line 398)	241 126,035	271 407,455	301 213,787	
Charges for Services	(line 414)	243 10,261,740	273 10,026,269	303 9,715,056	
Miscellaneous	(line 416)	245 0	275 0	305	
Operating Transfers In	(line 417)	247	277	307	
Proceeds of Long Term Debt	(line 418)	248 4,441,718	278 0	308	
Proceeds of Fixed Asset Sales	(line 419)	249	279	309	
Total Revenues & Other Financing Sources		250 14,829,493	280 10,433,724	310 9,928,843	
EXPENDITURES & TRANSFERS OUT					
Expenditures	(line 386)	255 15,084,095	285 10,037,611	315 7,453,521	
Transfers Out	(line 387)	259	289	319	
Total Expenditures & Transfers Out		260 15,084,095	290 10,037,611	320 7,453,521	
Excess of Revenues & Other Sources					
Over (Under) Expenditures & Transfers Out		261 -254,602	291 396,113	321 2,475,322	
BEGINNING Fund Balance	(line 390)	262 7,818,613	292 7,422,500	322 4,947,178	
ENDING Fund Balance	(line 388)	263 7,564,012	293 7,818,613	323 7,422,500	

RESOURCES DETAIL

Calendar

(specify if budget is fiscal or calendar year)

		Budget 2025	Re-Estimated 2024	Actual 2023
	<i>(specify budget years)</i>			
Beginning Fund Balance	390	7,818,613	7,422,500	4,947,178
Use of Money & Property	398	126,035	407,455	213,787
Charges for Services:				
Hospital	411			
Water	404	10,061,740	9,933,967	9,417,708
Sewer	405			
Electric	406	200,000	92,302	297,348
Gas	407			
Total Charges for Services	414	10,261,740	10,026,269	9,715,056
Miscellaneous	416	4,441,718		
Other Financing Sources:				
Operating Transfers In	417			
Proceeds of Long Term Debt	418			
Proceeds of Fixed Asset Sales	419			
Total Resources	421	22,648,106	\$ 17,856,224	\$ 14,876,021

REQUIREMENTS DETAIL

		Budget 2025	Re-Estimated 2024	Actual 2023
	<i>(specify budget years)</i>			
Expenditures:				
Hospital	338			
Water	360	10,319,995	9,534,803	7,194,756
Sewer	357			
Electric	361	4,764,100	502,808	258,765
Gas	362			
Total Expenditures:	386	15,084,095	\$ 10,037,611	\$ 7,453,521
Transfers Out	387			
Ending Fund Balance	388	7,564,012	7,818,613	7,422,500
Total Requirements	389	22,648,107	\$ 17,856,224	\$ 14,876,021

PROOF OF PUBLICATION

STATE OF IOWA
WAPELLO COUNTY

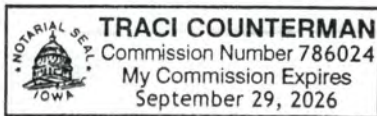
I, Kyle Ocker, being duly sworn on my oath, say that I am the General Manager of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement BUDGET ESTIMATE

hereto attached was published in said newspaper for one consecutive weeks to-wit:

10/31/2024



Subscribed and sworn to before me, and in my presence, by the said 15th day of November, 2024



Traci Counterman

Notary Public

In and for Wapello County

Printer's Fee: \$ 114.32

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING
Budget Estimate

Ottumwa Water Works
(Name of Enterprise)

The Ottumwa Water Works Board of Trustees (Governing Board) will conduct a public hearing on

the proposed Calendar year 2025 budget at Water Works Office
(specify fiscal or calendar) (xxxx/xxxx)

on Nov. 19, 24, beginning at 4:00 o'clock. p.m. The Budget Estimate Summary of proposed revenues
(xx/xx/xx) (xx:xx) (AM/PM)

and expenditures is shown below. Copies of the **detailed** proposed budget may be obtained or viewed at the office of the, City Clerk, and at the city library. At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

10/31/2024 Teresa Larkin Secretary
(date) (signature)

	Budget	Re-estimated	Actual
	2025	2024	2023
	<small>(xxxx)</small>	<small>(xxxx)</small>	<small>(xxxx)</small>
Revenues & Other Financing Sources			
Use of money and property	126,035	407,455	213,787
Charges for services	10,261,740	10,026,269	9,715,056
Miscellaneous	0	0	
Other Financing Sources	4,441,718	0	
Total Revenues & Financing Sources	14,829,493	10,433,724	9,928,843
Expenditures & Transfers Out			
Expenditures	15,084,095	10,037,611	7,453,521
Transfers Out			
Total Expenditures & Transfers Out	15,084,095	10,037,611	7,453,521
Excess of Revenues & Other Sources (+) (-) Expenditures & Transfers Out	-254,601	396,113	2,475,322
Beginning Fund Balance Jan, 2025 <small>(month/year)</small>	7,818,613	7,422,500	4,947,178
Ending Fund Balance Dec, 2025 <small>(month/year)</small>	7,564,012	7,818,613	7,422,500

received
11-26-24 830

Item No. I.-2.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Dec 3, 2024

Jake Rusch

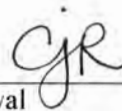
Prepared By

Building and Code Enforcement

Department

Zach Simonson

Department Head



City Administrator Approval

AGENDA TITLE: Resolution No.272-2024. A resolution by the Ottumwa City Council fixing an amount for abating a nuisance against certain lots in the city of Ottumwa, Iowa.

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

The Print at Publication for each Public Hearing must be attached to this Staff Summary if the Board of Publications is not attached. The fees will not be placed on the agenda.

RECOMMENDATION: Pass and Adopt Resolution 272-2024

DISCUSSION: The City abated Nuisances at 10 properties listed in this resolution. All property owners were billed for the abatement costs and the costs on this resolution remain unpaid and will be assessed against the property. Total costs listed on this resolution are \$201,155.46.

RESOLUTION NO. 272-2024

A RESOLUTION FIXING AN AMOUNT FOR ABATING BY DEMOLITION AGAINST CERTAIN LOTS IN THE CITY OF OTTUMWA, IOWA.

WHEREAS, The nuisance Structures existing on properties located at 2721 Branham; 706 W Fourth; 932 W Third; 606 Spring; 556 S Ward; 206 E Finley; 903 Silk; 1405 Albia Rd #1,2,3,4,10,29; 506 Clinton; 538 Summit; were abated by the City of Ottumwa; and

WHEREAS, The Code of Iowa, Section 364.12, allows the City Council to assess costs of abating nuisances against real estate taxes in the same manner as the property tax; and

WHEREAS, said costs are as follows:

1. 2721 BRANHAM – Legal Description – Lots Six and Seven in block Nine in Riverview Addition to the City Of Ottumwa, Wapello County, Iowa – Owner Mary Anne Hill, and abatement costs are \$19,314.83 – Parcel# 007411310107000
2. 706 W FOURTH – Legal Description – The Northeast Half of lot 12 in Major and Dibbles Addition to the City of Ottumwa, Wapello County, Iowa. – Owner Kurt/Lisa Bix. And abatement costs are \$15,218.14– Parcel# 007413650010000
3. 932 W THIRD – Legal Description – The Northwest Fifty-six feet of lot Forty in Dixon & Hutchison’s addition to the City of Ottumwa, Wapello County, Iowa – Owner Maxine Zapata, and abatement costs are \$17,600.14 – Parcel# 007413230038000
4. 606 SPRING – Legal Description - Lot Seven in JM McElroy’s addition to the city of Ottumwa, Wapello County, Iowa. – Owner Dixie Pfaff, and abatement costs are \$19,587.50 – Parcel# 007411170009000
5. 556 S WARD – Legal Description – Lot 8 of Kennedys Subdivision of the South 115 feet of Lot 5 and all of Lot 6 of Williams 5th Addition to the City of Ottumwa, Wapello County, Iowa – Owner Donnie Stockdall and abatement costs are \$10,734.49– Parcel# 007416610008000
6. 206 E FINLEY – Legal Description – 22 feet off of North side lot One Block 18 in R.S. Smith’s Fourth addition to the City of Ottumwa, Wapello County Iowa – Owner Brandon Watson, and abatement costs are \$17,245.50 – Parcel# 007417200078000
7. 903 SILK – Legal Description – Lot 31 in Block 5 in Harding Park an addition to the City of Ottumwa, Wapello County, Iowa. – Owner Larry Morris, and abatement costs are \$12,417.50 – Parcel# 007416540263000
8. 1405 ALBIA– Legal Description – A part of the South Half of the Northwest Quartet of Section Twenty-six {26}, Township Seventy two (72) North Range Fourteen. (14) West of the 5th P.M.-' in the City of Ottumwa, Wapello County, Iowa, described as follows: 'Commencing .at the Northwest corner of Lot 7, Block 4, West Ottumwa Addition to the City of Ottumwa, thence West 50,0 feet, thence South along the West line of Johnson Avenue 150.D feet to the point of beginning, thence South along the West line of Johnson Avenue 433,15 feet to the North line of Albia Road l thence West along the North line of Albia Road 342,0 feet, thence North 0°053 West 216,9 feet, thence North '79°34J West 265,82 feet, thence North 27°48-' West 60,67 feet, thence North 45°261 East 82,85 feet, thence North 44°52' West 65.0 feet thence South 78°213 West 81.1 feet, thence North 22°52' West 216,3 feet, thence North 25.0 feet, thence East 117.0 feet-, thence South 25,0 feet, thence East 95.0 feet, thence South 6D53' East 97,3 feet, thence South 60°45' East 119.63 feet, thence South 86°52' East 112.56 feet, thence North 0°08' East 11.2 feet, thence East 341.7 feet to the point of beginning. in the City of Ottumwa, Wapello County, Iowa. – Owner 1405 Albia Road Ottumwa Ia LLC, and abatement costs are \$48,017.77 – Parcel#

007417540256000

9. 506 CLINTON – Legal Description – Lot number fifty-eight in A.E. Hammonds Second Edition to the City of Ottumwa, Wapello County, Iowa – Owner Isiah Hutchinson, and abatement costs are \$23,744.08 – Parcel# 007416500028000
10. 538 SUMMIT – Legal Description – W.M. Kraner's addition lot 29 &30 to the City of Ottumwa, Wapello County, Iowa – Owner Orville Hux, and abatement costs are \$17,275.51 – Parcel# 007413580032000

NOW, THEREFORE BE IT RESOLVED THAT the foregoing amounts are assessed against the respective properties as set forth hereinabove.

Approved, passed and adopted this 3rd of December 2024.

CITY OF OTTUMWA, IOWA

BY:



Cara Galloway, Mayor Pro Tem

ATTEST:




Chris Reinhard, City Clerk

2024 ASSESSED DEMOLITION FEES

ADDRESS CLEANUP	OWNER'S NAME	LEGAL DESCRIPTION	TOTAL FEES	ASSESSED FEES	W/ASSESSED FEES	CASE #
1 2721 BRANHAM	MARY ANNE HILL	RIVERVIEW ADD LOT 7 BLK 9 (2721 BRANHAM)	\$19,164.83	\$150.00	\$19,314.83	7500
2 706 W FOURTH	KURT/LISA BIX	MAJOR & DIBBLES ADD NE 1/2 LOT 12 (706 W FOURTH)	\$15,068.14	\$150.00	\$15,218.14	7501
3 932 W THIRD	MAXINE ZAPTA	DIXON & HUTCHINSON'S ADD. NW 56' LOT 40	\$17,450.14	\$150.00	\$17,600.14	7502
4 606 SPRING	DIXIE PFAFF	J M MC ELROY ADD LOT 7 (606 SPRING)	\$19,437.50	\$150.00	\$19,587.50	7507
5 556 S WARD	DONNIE STOCKDALL	KENNEDY'S SUB LOT 8 (556 S WARD)	\$10,584.49	\$150.00	\$10,734.49	7503
6 206 E FINLEY	BRANDON WATSON	R.S.SMITH'S 4TH ADD N 22' LOT 1 BLK 18 (206 E FINLEY)	\$17,095.50	\$150.00	\$17,245.50	7504
7 903 SILK	LARRY MORRIS	HARDING PARK ADD LOT 31 BLK 5 (903 SILK)	\$12,267.50	\$150.00	\$12,417.50	7505
8 1405 ALBIA #1,2,3,4,10,29	1405 ALBIA ROAD OTTUMWA IA LLC	PT AL.13 S1/2 NW 26-7 2-14 DES AS FOLL.:S45 6' E367'FOLL: BG C N W/E ALG MOWERY ETC.	\$47,867.77	\$150.00	\$48,017.77	7727
9 506 CLINTON	ISIAH HUTCHINSON	A.E.HAMMONDS 2ND ADD LOT 58 (506 CLINTON)	\$23,594.08	\$150.00	\$23,744.08	7729
10 538 SUMMIT	ORVILLE HUX	WM. KRANER'S ADD. LOTS 29 & 30, (538 SUMMIT)	\$17,125.51	\$150.00	\$17,275.51	7735
TOTAL ASSESSED FEES			\$199,655.46	\$1,500.00	\$201,155.46	

CITY OF OTTUMWA
Staff Summary

** ACTION ITEM **

Council Meeting of: Jun 18, 2024

Philip Rath

Prepared By

Administration

Department

Department Head

Handwritten signature of Philip Rath

City Administrator Approval

AGENDA TITLE: Resolution 147-2024 - Approving an Agreement with McMahon Associates, Inc. for Professional Consulting Services

Empty checkbox

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution 147-2024

DISCUSSION:

With the retirement of Fire Chief Miller in September of 2023, the position has not been filled in a permanent capacity. The City has attempted to fill the position on two occasions. The first time resulted in one eligible candidate who was offered the position and turned it down. The second time resulted in one applicant who was not certified under the civil service procedure. Since the first failed attempt to fill the position I have been looking for alternative support to assist with the administrative functions of the role. One of these options was a retired fire chief who reviewed the opportunity and expressed the task bigger than one person could take on. Another option that was explored was the use of a company which

Source of Funds: General Fund - Fire

Budgeted Item:



Budget Amendment Needed:

specializes in the management of public safety and municipal entities. Attached to this document is a proposal for Professional Consulting Services for the fire department. The company would assign a team of professionals who have experience in the fire and emergency services area. They would be on site 4-5 days per month and available for consultation and support outside of those days.

The team would work with fire officers, city administration, and outside agencies as needed to review current practices and make recommendations related to required trainings, compliance with legal guidelines and standards, equipment, standard operating guidelines and policies, general operations, and EMS coordination. They work with current staff and DO NOT take command at any scene or incident. The company would provide support and guidance on the administrative side of the job and may prepare staff to be ready and able to take on the position the next time the job is posted for hire and/or assure the outside agencies that the City of Ottumwa of its support for the fire department and its future operation.

Pulled - No Legislative Action

RESOLUTION NO. 147-2024

**RESOLUTION APPROVING AN AGREEMENT WITH
MCMAHON ASSOCIATES, INC FOR
PROFESSIONAL CONSULTING SERVICES**

WHEREAS, the City of Ottumwa has been operating without a full time fire chief since the retirement of Tony Miller; and

WHEREAS, the City has attempted on two separate occasions to fill the role and has been unsuccessful on both occasions, the first attempt resulting in a candidate turning down an offer and the most recent attempt receiving only one applicant; and

WHEREAS, McMahon Associates, Inc. has a Public Safety & Municipal Management component of their company which can provide support and counsel to the Interim Fire Chief, the Department, and the City; and

WHEREAS, the City has identified a need for Fire Management Counsel by professionals who can provide administrative support while evaluating and making recommendations related to the operating policies and procedures, equipment, training, and compliance of the fire department; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa, that the proposed Agreement between the City of Ottumwa, Iowa and McMahon Associates Inc. be hereby approved.

BE IT FURTHER RESOLVED, by the Ottumwa City Council of the City of Ottumwa, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute said resolution and the attached Agreement.

APPROVED, PASSED AND ADOPTED, this 18th day of June, 2024.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

Fire Management Counsel

Prepared for The



WAPELLO COUNTY | IOWA

February 12, 2024

Prepared By

Kevin Kloehn, Public Safety Specialist

Jeffrey R. Roemer, Public Safety Manager



Fire Management Counsel

Prepared for The



Prepared By
McMahon Associates, Inc. | NEENAH, WISCONSIN
February 12, 2024

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SECTION 5 - PROJECT TEAM / RESUMES	Page 6
SECTION 6 - REFERENCES	Page 8



February 12, 2024

City of Ottumwa
Attn: Philip Rath, City Administrator
105 E. Third Street
Ottumwa, IA 52501

Dear Mr. Rath,

We are pleased to submit a proposal for Fire Management Counsel for the City of Ottumwa. Our teams' passion for Public Safety and working with Fire Management provides the basis for our interest in submitting this proposal. The McMahon Associates, Inc. (McMahon) team of consultants will not only meet your expectations, but also have extensive Fire Management experience.

McMahon's Public Safety and Municipal Management Group is a national and international consulting firm whose focus is on public sector consulting services. Most of our clients are public sector entities: municipalities, counties, tribes, or special districts. Our team of consultants are all senior level staff and are either current or former municipal management practitioners. An important component of our approach is frequent communication with the Administration.

Our extensive operational and strategic experience in the public safety area uniquely qualifies us for a project of this nature. The team has management, operational, technical, and consulting experience with all types of municipal and public safety operations experience.

Thank you again for the opportunity to submit this proposal. If you have any questions or desire to schedule a meeting where we can present our proposal in more detail and answer any questions, please feel free to contact me at 920-751-4200 ext. 403 or by email at kkloehn@mcmgrp.com. We look forward to working with you on this important project!

Respectfully,
McMahon Associates, Inc.

A handwritten signature in black ink that reads "Kevin Kloehn".

Kevin Kloehn
Public Safety Specialist

A handwritten signature in black ink that reads "Jeffrey R. Roemer".

Jeffrey R. Roemer
Public Safety Manager

JRR:kmh

McMahon provides public management consulting that provides professional, high quality public management consulting, project management and other related services to organizations throughout the United States and abroad. Our consultants have served the needs of numerous municipalities throughout the United States and remain very active with several public safety and government related organizations including:

- Wisconsin City/County Management Association
- International City/County Management Association
- Wisconsin State Fire Chiefs Association
- International Association of Fire Chiefs
- International Association of Police Chiefs
- Association of Public Safety Communications Officials
- Paramedic Systems of Wisconsin
- National Emergency Number Association
- National Police Protection Association
- Wisconsin Society of Certified Public Managers
- Wisconsin State Police Chiefs Association
- Wisconsin Association of Public Safety Communications Officials

Our consultants possess in-depth knowledge of relevant aspects of public service, which includes administration, communications, organization, labor relations, human resources, economics, and standards. This knowledge allows us to provide clients with an intellectual and objective analysis of the information received. This information is then presented in an easily understood format, allowing policy boards to make knowledgeable and informed decisions.

Project progress is measured against an established work plan, timetables, budget, and list of deliverables. Project methodology includes frequently scheduled progress meetings to discuss progress as well as new or unanticipated issues. The work plans are focused, coordinated, and logical. Project team members are also available throughout the duration of the project.

Our approach to this project requires a clear understanding of the current Fire Departments organization, staffing, operations, administration, planning, and related concerns. The key elements of our methodology include:

- A clear understanding of the project background, complex issues involved and the goals and objectives.
- A work plan that is comprehensive, well designed, practical and provides for ample opportunity for client input.
- Sufficient resources and a commitment to successfully completing the project within the desired time frame and at a reasonable cost.

Client Input

To provide Fire Management Counsel and make specific recommendations, it is critical that we receive quality information from officials, and staff. Accordingly, our approach includes regular meetings with the City Administrator and Fire Chief, along with associated agencies that would have valuable information to communicate to the Service.

Practical Recommendations

Our goal is to provide our client with realistic recommendations for the administration and management of the fire department. These recommendations need to be practical and based on sound practical standards and legal considerations.

Project Management

A successful assessment and the provision of effective recommendations requires a special effort to ensure that all levels of the project receive adequate attention and those findings and recommendations are thoroughly coordinated. This is accomplished by the development and adherence to a project work plan, clear management team assignments and frequent communications with the City and Fire Department Administration.

Department Meetings

Initial meetings will be held with the City and Fire Administration and/or Fire Officers, to review the duties and responsibilities of McMahon during the term of this project.

Management Team

The management team will consist of the McMahon project team, primarily Kevin Kloehn, and the City Administrator, the Fire Chief and his Officers. This team will meet initially to organize and plan the communications structure, the daily, weekly, and monthly work plan, which will be utilized to complete the project.

Availability

The McMahon project manager will be on-site an average of four to five days per month and will provide the ability for direct communications with the Fire Chief and City Administrator daily.

Administration

The management team will manage the project direction, revisions of department operations, coordination of agencies and resource needs.

Training

The management team will develop a department-wide training plan, which will outline training responsibility and provide adequate training for all department personnel on related changes to the Department based on the recommendations.

Compliance

The management team will review all current administrative rules and applicable standards, along with current departmental practices to ensure compliance with relevant legal guidelines and standards. McMahon will also assist with coordinating corporate and public legal assistance if needed.

Equipment and Maintenance

The management team will review current equipment, maintenance procedures and provide recommendations for any changes based on the resource recommendations.

Standard Operating Guidelines

The Project Manager will also provide guidance and assistance with the implementation and training of any changes to the department standard operating guidelines and response plans.

External Contacts

The Project Manager will assist with external fire departments, dispatch and related agencies as needed.

Reporting

A management summary report will be provided to the City Administrator monthly. This report will outline the project team and department activities and actions that have taken place during this project.

Emergency Scene Operations

The management team will review current incident scene practices and uniformity and develop and refine related standard operating guidelines to assure adherence to safety standards, best tactical practices, and uniformity throughout the Department, based on the recommendations. McMahon personnel will not be in a position to take command at the scene of any incident.

EMS Coordination

The Project Manager would also be available to assist with EMS coordination as needed by the Department.

Project Fee

McMahon Associates, Inc. proposes to provide the Scope of Services described in this Proposal for the Fire Management Counsel as follows:

Time & Expense estimated at: \$10,000 - \$13,000 per month

Upon acceptance of this Proposal, McMahon will prepare an Agreement incorporating the Scope of Services and terms outlined here. All services will be provided in accordance with our General Terms & Conditions, dated November 10, 2024, which will be incorporated into the Agreement for reference.

Invoices will be sent every month based on the previous months' time and expenses.

Project Schedule

McMahon has the staff available to begin this project immediately upon award. Based on our prior experience in projects similar in nature, it is estimated that it will take approximately five to eight (5-8) months to complete. This timeline is contingent upon the compliance issues that need to be worked on. There will be weekly communications with the City Administration and regular review of project hours and prioritizing of objectives.

Personnel assigned to this project are selected from McMahon Associates, Inc. (McMahon). The Project Manager supervises the Project Team and clerical personnel support the team. The combined resources ensure that the client receives the best possible combination of professional attention.

Kevin K. Kloehn – Public Safety Specialist

Kevin will serve as Project Manager. Kevin has over 31 years of experience in the Fire, Emergency Medical, and Emergency Management field. He recently retired as a Fire Chief of a consolidated fire department in Wisconsin. Before his position as Fire Chief, he worked as a Shift Commander/Battalion Chief, Captain, and Driver. Prior to becoming a career Fire Chief, Kevin worked as a Fire Chief for a Volunteer Department in which he consolidated two (2) Fire Departments within a Community. Kevin has experience on two (2) major Consolidation Projects, Strategic Planning, Emergency Operations Planning, and developing Training Plans for new Firefighters.

Kevin J. Bierce – Senior Public Safety Specialist

Chief Bierce has been the Fire Chief for the City of Pewaukee Fire Department since 2008 where he oversees all emergency operations. Prior to becoming Chief, he worked in various positions including Assistant Chief, Division Chief of Prevention, Captain, and Lieutenant. As Division Chief of Inspections, Kevin worked to combine the building inspection department of two communities under the authority of the Fire Department to create the Building Services Division overseeing building, zoning, and plan review of all structures in the Village and City of Pewaukee. He is a licensed building official and serves by appointment of the Governor of Wisconsin on the Wisconsin Commercial Building Code Council, responsible for the oversight and review of the Wisconsin Building Codes.

Robert C. Whitaker – Senior Public Safety Specialist

Robert will assist the Project Team and has over 25 years of experience in the fire, emergency medical and emergency management field. He currently works as a Fire Chief/Administrator of a consolidated fire department in Wisconsin. Before his position as Fire Chief/Administrator, he worked as a Deputy Chief of Administration, Battalion Chief and Training Chief. Robert has worked as a consultant on a variety of public sector management projects, including multiple projects on fire service consolidation and shared service initiatives.

Gerald W. Kudek – Public Safety Specialist II

Gerald is an experienced and dedicated public safety professional with over 38 years of experience in the fire service. Starting as a paid-on-call firefighter, he advanced to a full-time career and has served in every aspect of the fire department, from firefighter/EMT, Motor Pump Operator, Lieutenant in charge of Training, Battalion Chief, and to his last 10 years as Fire Chief. His strong leadership and relationship building skills were key as the department gained City Council approval of 9 new firefighter positions (without grant or referendum), as well as moving forward with new station construction and a station remodel. His areas of expertise include fiscal responsibility, problem solving, and innovative thinking.

Jeffrey R. Roemer – Public Safety Manager

Jeff will assist the Project Team with review of project specific information and processes as well as advise on findings and recommendations. He has over 35 years of experience in public safety and is currently Public Safety Manager of the Public Safety & Municipal Management Group for McMahan. He is a certified public manager and has been providing full-time public safety management consulting for the last 24 years. He worked as a Fire Chief, Police Chief, EMS Director, and Emergency Management Director before moving into public management consulting. He has worked with over 300 public safety clients nationwide and internationally.

RIPON AREA FIRE DISTRICT
Strategic Planning & Org Analysis and Fire Management Counsel
Ellen Sorenson
515 Aspen Street,
Ripon, WI 54971
920-745-2262

CITY OF MAUSTON
Fire Management Counsel
Mauston Police and Fire Commission
Brian McGuire, Chairman
btmcguire77@gmail.com
303 Mansion Street
Mauston, WI 53948
608-548-3035

HOLMEN FIRE DISTRICT
Fire Department Sustainability and Fire Management Counsel
Patrick Barlow, Fire Board President
barlow@holmenwi.com
710 South Main Street,
Holmen, WI 54636
608-526-9363

CITY OF BARABOO, WI
Fire Dept. Organizational & Consolidation Feasibility Study
Edward Geick, City Administrator
101 South Blvd
Baraboo, WI 53913
608-355-2715

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VILLAGE OF JOHNSON CREEK
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