



TENTATIVE AGENDA  
OTTUMWA CITY COUNCIL

REGULAR MEETING NO. 3  
Bridge View Center, 102 Church St.

January 21, 2025  
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

- A. ROLL CALL: Council Member McAntire, Caviness, Reid, Galloway, Hoffman and Mayor Johnson
- B. CONSENT AGENDA:
1. Minutes from Regular Meeting No. 1 on January 7, 2025 and Special Meeting No. 2 on January 14, 2025 as presented.
  2. Acknowledge and approve January 21, 2025 Claims List as submitted by the Finance Department.
  3. Acknowledge December 2024 financial statements as submitted by the Finance Department.
  4. Beer and/or liquor applications for: Dollar General Store #7179, 721 N. Quincy Ave.; Recovery Room, 1805 West Second St.; Uncle Buck's Bar & Grill, 518 Church Street; Cedar Creek Golf Course, 13120 Angle Rd., with outdoor service area; all applications pending final inspections.

C APPROVAL OF AGENDA

D. ADMINISTRATORS REPORT TO COUNCIL AND CITIZENS:

1. Update on concerns brought forward by Ms. Howard i.e. signage at City owned building.

***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:

G. ORDINANCES:

1. Ordinance No. 3238-2025, Amending the Municipal Code of the City of Ottumwa, Iowa by Repealing and Replacing Section 25-114, as it relates to possession of tobacco by underage persons.

RECOMMENDATION: Pass the First Consideration of Ordinance No. 3238-2025.

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

1. Contract between Area 15 Regional Planning Commission and the City of Ottumwa for technical assistance required in obtaining Community Development Block Grant (CDBG) Funds to be used for a sewer lining project to rehabilitate sewer mains.

RECOMMENDATION: Approve the Contract between Area 15 RPC and the City of Ottumwa and authorize the Mayor to sign.

2. Authorization to dispose of Salvaged Trusses to Repurpose for Gateway Structure.

RECOMMENDATION: Authorize city staff to give a pair of trusses to the Legacy Foundation to be used in a new gateway structure over Market Street as part of the riverfront development project.

I. RESOLUTIONS:

1. Resolution No. 8-2025, approving applications for residential and commercial tax abatements under the Urban Revitalization Plan, totaling \$7,370,475 and subject to review by the local assessor.

RECOMMENDATION: Pass and adopt Resolution No. 8-2025.

2. Resolution No. 9-2025, setting the date for a Public Hearing on the Proposal to Convey Interests in Real Property at 2411 North Court and 2415 North Court to Blunt Investments, Limited Liability Company.

RECOMMENDATION: Pass and adopt Resolution No. 9-2025.

3. Resolution No. 11-2025, approving and authorizing signature of MOU between the City of Ottumwa and Teamsters Local 238 for the Police Department.

RECOMMENDATION: Pass and adopt Resolution No. 11-2025.

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

Recess – Council will reconvene for closed session proceedings.

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Regular Meeting No. 3

January 21, 2025  
6:00 O'Clock P.M.

ROLL CALL: Council Member McAntire, Caviness, Reid, Galloway, Hoffman and Mayor Johnson.

1. Motion to enter closed session in accordance with the Iowa Code Section 21.5(1)(i). (“To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual’s reputation and that individual requests a closed session.”) for the purpose of discussing the City Administrator’s performance goals that are tied to his evaluation and his employment contract.
2. Return to open session for any related action and/or to adjourn.

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. \*\*\*



[ CITY OF ]  
O T T U M W A

**FAX COVER SHEET**

City of Ottumwa

DATE: 1/17/2025 TIME: 8:40 AM NO. OF PAGES 4  
(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 #3 to be held on 1/21/2025 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

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 FAX MULTI TX REPORT  
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JOB NO. 0321  
 DEPT. ID 4717  
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TX INCOMPLETE -----  
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 ERROR 916416828482

Ottumwa Courier  
 KTVO  
 Ottumwa Waterworks  
 Tom FM



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REGULAR MEETING NO. 1  
Bridge View Center, 102 Church St.

January 7, 2025  
5:30 O'Clock P.M.

The meeting was called to order at 5:30 P.M.

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

Hoffman moved, seconded by Galloway to approve consent agenda: Mins. from Regular Mtg. No. 39 on Dec. 17, 2024 as presented; Ack. and approve Jan. 7, 2025 Claims List submitted by Finance; Recommend re-appointment of Tom Maher to Inspection Brd. of Review, term to exp. 01/18/2029; Civil Service Elig. List for Dec. 18, 2024: Bldg. Insp. Promotional; Proclamation for Slavery and Human Trafficking Prevention Month; Beer and/or liquor applications for: Iowa Liquor & Tobacco, 1021 E. Main. Motion carried 3-2. Ayes: Galloway, Hoffman, McAntire. Nays: Reid. Absent: Caviness.

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

Mayor Johnson presented Proclamation to Patti with Grace Methodist Church and Heather with Lighthouse Foundation.

City Admin. Rath introduced new Fire Chief, Sean Canto. Chief Canto desires to take the Ottumwa Fire Dept. to the next level; to become the premier organization in the state.

Galloway moved, seconded by Hoffman to remove Res. No. 147-2024 from the table. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Hoffman that Res. No. 147-2024, approving Agt. with McMahon Assoc., Inc. for Professional Consulting Services, be passed and adopted. Motion Failed 0-5. Nays: Galloway, Hoffman, McAntire, Reid. Absent: Caviness.

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

Hoffman moved, seconded by Reid to pass second consideration of Ord. No. 3237-2025, changing zoning classification of 2411 N. Court from C-3 Commercial Mixed-Use to C-2 Community Commercial Dist. and 2415 N. Court from R-1 Single Family Residential Dist. to C-2 Community Commercial Dist. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by McAntire to waive the third consideration, pass and adopt Ord. No. 3237-2025. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by Hoffman that Res. No. 1-2025, approving Revision No. 1 to the Ottumwa Parks Master Plan, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Hoffman moved, seconded by Reid that Res. No. 2-2025, accepting low bid and awarding contract for Ottumwa Cemetery Office and Maintenance Bldg. Project to RG Construction in the amt. \$1,520,000, be passed and adopted. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Hoffman that Res. No. 3-2025, providing financial support of Area 15 Reg. Planning Commission for FY 25/26, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by Hoffman that Res. No. 4-2025, providing financial support of Reg. Planning Affiliation (RPA 15) for FY 25/26, be passed and adopted. Motion carried 4-1. Absent: Caviness.

McAntire moved, seconded by Hoffman that Res. No. 5-2025, approving Agt. with GOPIP for Pearl Level Sponsorship of 3<sup>rd</sup> Annual Lean In Conference, be passed and adopted. Motion carried 4-1. Absent: Caviness.

Galloway moved, seconded by McAntire that Res. No. 6-2025, awarding contract for Asbestos abatement and demolition of 814 Wabash to Ryan Ceynar of Iowa City, IA in the amt. \$15,900 (\$4,900 Abatement, \$11,000 Demolition), be passed and adopted. Motion carried 4-1. Absent: Caviness.

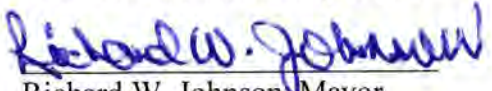
Hoffman moved, seconded by Reid that Res. No. 7-2025, auth. Mayor to execute Iowa DOT Agt. No. 5-23-STBG-SWAP-024 for Surface Transportation Block Grant Program Federal-aid Swap Project, be passed and adopted. PW Dir. Burgmeier reported this is for the Mary St. Reconstruction Project. Motion carried 4-1. Absent: Caviness.

Mayor inquired if anyone from the audience wished to address an item not on the agenda. Ms. Howard discussed the no-weapons policy at BVC that is not in compliance with IA Code §724.28. Mr. Krafka has questions regarding the Mary St. Reconstruction Project.

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

Adjournment was at 6:17 P.M.

CITY OF OTTUMWA, IOWA

  
Richard W. Johnson, Mayor

ATTEST:

  
Christina Reinhard, CMC, City Clerk

Published in the Ottumwa Courier on 1/16/2025.



OTTUMWA CITY COUNCIL MINUTES

SPECIAL WORK SESSION NO. 2  
Room 8B – Depot Conference Room

January 14, 2025  
5:30 O'Clock P.M.

The meeting was called to order at 5:30 P.M.

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

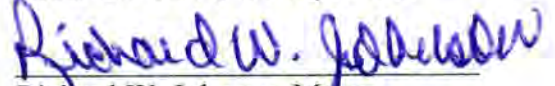
Galloway moved, seconded by Reid to approve agenda as presented. Motion carried 4-1. Absent:  
Caviness.

Mickey Shields, Dep. Dir., Iowa League of Cities presented. Roles/Responsibilities of Elected Officials  
and Key Staff. Municipal Rules & Responsibilities, Council Mtg. Basics, followed by Open Records  
Laws. Q&A followed. No legislative action occurred.

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

Adjournment was at 7:26 P.M.

CITY OF OTTUMWA, IOWA

  
Richard W. Johnson, Mayor

ATTEST:

  
Christina Reinhard, CMC, City Clerk

Published in the Ottumwa Courier on 1/21/2025.

Item No. B.-2.

CITY OF OTTUMWA		
CLAIMS LISTING 1/21/25 COUNCIL MEETING		
Vendor Name	Purpose	Amount
BAILEY OFFICE EQUIPMENT	OFFICE SUPPLIES	839.27
CENTURYLINK	TELEPHONE/IT	294.04
CHILD SUPPORT SERVICES	CHILD SUPPORT PAYABLE	2,093.67
DXP ENTERPRISES, INC.	VHCL MTCE SUPPLIES	339.48
HUMANA INSURANCE CO	HEALTH CLAIMS	26,080.90
IOWA DEPARTMENT OF REVENUE	GARNISHMENTS PAYABLE	511.96
MIDAMERICAN ENERGY CO	NATURAL GAS	1,995.79
MISSIONSQUARE	ICMA DEF COMP PAYABLE	1,285.38
OTTUMWA WATER & HYDRO	OPERATING SUPPLIES	13,560.92
US CELLULAR	OTHER SUPPLIES	225
WAPELLO COUNTY SHERIFF	GARNISHMENTS PAYABLE	310.3
AFLAC	AFLAC DEDUCTION PAYABLE	1,694.30
BP	FUEL	5.31
CAPITAL ONE	PROGRAM SUPPLIES	112.78
FASTENAL COMPANY	OPERATING SUPPLIES	188.47
INFOMAX	PHOTOCOPIES	624.95
MIDAMERICAN ENERGY CO	NATURAL GAS	875.25
OTTUMWA WATER & HYDRO	WATER	309.35
SOUTHERN IOWA ELECTRIC	OPERATING SUPPLIES	85.73
WAPELLO RURAL WATER ASSC	WATER	45.23
WINDSTREAM ENTERPRISE	Telephone/IT	1,386.98
WOODRIVER ENERGY LLC	NATURAL GAS	16,484.15
CARQUEST AUTO	VHCL MTCE SUPPLIES	2,284.19
O'REILLY AUTOMOTIVE	VHCL MTCE SUPPLIES	192.6
SINCLAIR NAPA	VHCL MTCE SUPPLIES	683.86
MENARDS	TOOLS & SMALL EQUIP	2,715.90
BRIDGE CITY SANITATION LL	RENTS & LEASES	3,088.00
BUB'S TREE CARE	TREE TRIMMING	4,100.00
CITY OF OTTUMWA, CEMETERY	CASH INVESTED PASSBK SVNG	430
CNH INDUSTRIAL ACCOUNTS	VHCL MTCE SUPPLIES	84.3
CONSOLIDATED ELECTRICAL	STREET MAINT SUPPLIES	277.45
ELLIOTT BULK SERVICES LLC	FUEL	1,108.02
FARMERS EDGE INC	GROUNDS MAINT & REPAIR	25.5
FIDELITY SECURITY LIFE	AVESIS PAYABLE	2,493.71
GRP & ASSOCIATES	HAZARDOUS WASTE DISPOSAL	53
HAPPY FACES ENTERTAINMENT LLC	PROGRAM SUPPLIES	200
HDR ENGINEERING INC.	CAPITAL IMPROVEMENTS	923.77
HNTB CORPORATION	CONTRACTUAL SERVICES	20,252.24
IOWA LAW ENFORCEMENT ACADEMY	TRAINING	25
J & J MOWING	CONTRACTUAL SERVICES	11,278.22
JONATHAN R. MAY	PROGRAM SUPPLIES	70
KIRKHAM MICHAEL	ENGINEERING	9,001.76
KRAIG FORD	VHCL MTCE SUPPLIES	151.42
LIBERTY TIRE	TIRE DISPOSAL	2,769.68

MCKEE CONSTRUCTION AND	CONTRACTUAL SERVICES	13,700.00
NATHAN WEST	EMS SUPPLIES	18.99
OTTUMWA HEALTH GROUP LLC	EMPLOYEE PHYSICALS/TESTS	544
OTTUMWA PRINTING INC.	PRINTING	2,013.46
SAMANTHA CAIN	TRAVEL & CONFERENCE	15.4
Sean Canto	SUSTENANCE SUPPLIES	290.49
SHIVE-HATTERY ENGINEERS	ENGINEERING	33,893.05
SOUTHEAST IOWA CITY CLERK	DUES & MEMBERSHIPS	20
STEVE KOVACS	SUSTENANCE SUPPLIES	143.09
VETTER'S INC-CULLIGAN WAT	LAB SUPPLIES	38.5
WRH INC	CONTRACTUAL SERVICES	1,140.00
ADVANTAGE ADMINISTRATORS	OTHER PROF SERV	184.4
ALL ROADS TRUCK & TRAILER	VHCL MTCE SUPPLIES	229.82
ALTORFER	OTHER MAINT & REPAIR	7,493.24
AMERICAN TRAFFIC SAFETY	STREET MAINT SUPPLIES	585
ATOMIC TERMITE & PEST	RAMP MAINT & REPAIR	130
AUTOZONE INC	VHCL MTCE SUPPLIES	164.99
BLACK'S TIRE COMPANY LLC	VHCL MTCE SUPPLIES	22.5
C & C MANUFACTURING, LLC	VHCL MTCE SUPPLIES	1,225.00
CANTERA AGGREGATES LLC	STREET MAINT SUPPLIES	3,908.99
CARROLL CONSTRUCTION SUPP	STREET MAINT SUPPLIES	581.58
CENTRAL IOWA FASTENERS	OTHER SUPPLIES	46.5
CENTRAL SALT LLC	STREET MAINT SUPPLIES	9,899.89
CENTRAL SERVICE & SUPPLY	OTHER MAINT & REPAIR	5,151.47
CONSOLIDATED ELECTRICAL	OPERATING SUPPLIES	327.06
CREDIT BUREAU SERVICES	REIMBURSEMENT	152
D P PLUMBING PLUS	CONTRACTUAL SERVICES	6,300.00
DONALD MCKELVEY	REFUNDS	141
DURHAM SCHOOL SERVICES	OPERATING SUPPLIES	546.47
ECOSYSTEMS INC	SLUDGE HAULING	10,200.00
EUROFINS ENVIRONMENT	LAB SUPPLIES	1,825.42
FASTENAL COMPANY	TOOLS & SMALL EQUIP	40.73
FRONTLINE PUBLIC SAFETY	TECHNOLOGY SERVICES	3,472.88
GALLS LLC-DBA CARPENTER	SUSTENANCE SUPPLIES	755.54
GEOTECH SAND & STONE INC	STREET MAINT SUPPLIES	754.74
GREATER OTTUMWA PARTNERS	TRAVEL & CONFERENCE	15,050.00
HEARTLAND HUMANE SOCIETY	OTHER PROF SERV	333
HOPKINS PROPERTIES, LLC	PAYMENT TO OTHER ENTITIES	11,250.00
INGRAM LIBRARY SERVICES	LIBRARY MAT.-JAMES ESTATE	2,301.94
IOWA TIRE SALES COMPANY	VHCL MTCE SUPPLIES	7,587.50
J&K CONTRACTING	CONTRACTUAL	199,604.50
KAY PARK-REC CORP (AR)	OPERATING SUPPLIES	170
KLEINMAN, RICKY	REFUNDS	282
MARTIN'S FLAG COMPANY,LLC	OTHER SUPPLIES	492.74
MOSE LEVY COMPANY INC	STREET MAINT SUPPLIES	161.07
MOTION INDUSTRIES	VHCL MTCE SUPPLIES	275.14
OTTUMWA GLASS	VHCL MTCE SUPPLIES	60

POWERPLAN	VHCL MTCE SUPPLIES	88.65
PROFESSIONAL JANITORIAL	JANITORIAL	3,260.00
ROTARY CLUB OF OTTUMWA	DUES & MEMBERSHIPS	228.5
ROYAL PORTABLE TOILETS	MISC CONTRACT WORK	808.52
S & L ALL SEASON	TOOLS & SMALL EQUIP	181.44
SCHUMACHER ELEVATOR CO	BUILDING MAINT REPAIR	980.82
SUPREME STAFFING INC	CONTRACT EMPLOYEES	5,255.41
TIM BRIAN FERRY III	PROGRAM SUPPLIES	272.25
TIM HILDRETH CO. INC.	BUILDING MAINT REPAIR	5,357.00
TRAFFIC & TRANSPORTATION	OTHER CAPITAL EQUIP	56,650.00
UKG KRONOS SYSTEMS LLC	CONTRACTUAL SERVICES	5,983.79
US CELLULAR	OTHER PROF SERV	225
WAPELLO COUNTY SHERIFF	PAYMENTS TO OTHER ENTITIE	3,126.64
WAYNE'S TIRE	VHCL MTCE SUPPLIES	200
WINGER COMPANIES	SUSTENANCE SUPPLIES	8,537.05
TOTAL		566236.99



# Item No. B.-3.

## STATEMENT OF CASH BALANCES AND TREASURER'S REPORT

12/31/2024

Fund #	Fund	Balance 11/30/2024	Receipts	Disbursements	Balance 12/31/2024
001	GENERAL OPERATING FUND	\$ 6,465,484.96	\$ 677,661.76	\$ (449,824.84)	\$ 6,693,321.88
002	PARKING RAMP	\$ 68,003.96	\$ 3,548.00	\$ (180.00)	\$ 71,371.96
003	ARPA	\$ 883.03	-	-	\$ 883.03
005	FRANCHISE FEES	\$ 166,121.27	-	-	\$ 166,121.27
110	ROAD USE TAX	\$ 4,386,271.36	\$ 570,608.92	\$ (556,487.21)	\$ 4,400,393.07
112	EMPLOYEE BENEFITS	\$ 769,626.05	-	-	\$ 769,626.05
119	EMERGENCY TAX	\$ 2,272.92	-	-	\$ 2,272.92
121	SALES TAX 1%	\$ 6,272,031.49	\$ 332,372.05	-	\$ 6,604,403.54
125	WESTGATE TIF	\$ 521,721.37	-	-	\$ 521,721.37
126	AIRPORT TIF	\$ 168,839.32	-	-	\$ 168,839.32
128	WILDWOOD HWY 34 TIF	\$ (9,499.36)	-	-	\$ (9,499.36)
129	RISK MANAGEMENT	\$ 990,061.29	-	-	\$ 990,061.29
130	411 MEDICAL COSTS	\$ (37,638.86)	\$ 39,438.70	\$ (59,158.05)	\$ (57,358.21)
131	AIRPORT	\$ 766,005.67	\$ 149,574.61	\$ (31,379.88)	\$ 884,200.40
133	LIBRARY	\$ 219,746.65	\$ 27,017.54	\$ (5,594.80)	\$ 241,169.39
135	CEMETERY	\$ 338,623.55	\$ 25,992.71	\$ (12,337.31)	\$ 352,278.95
137	HAZMAT	\$ 153,194.17	\$ 2,292.94	\$ (3,070.89)	\$ 152,416.22
141	2023 UPPER SOTRY HSG CDBG	\$ 268,705.96	-	-	\$ 268,705.96
146	DOWNTOWN STR	\$ 148,708.62	-	-	\$ 148,708.62
147	CDBG P-2 MAS	\$ 18,432.59	-	-	\$ 18,432.59
151	OTHER BOND PROJECTS	\$ 4,889,704.72	\$ 17,953.50	\$ (321,957.00)	\$ 4,585,701.22
162	SSMID DISTRICT	\$ 221,571.44	-	-	\$ 221,571.44
167	FIRE BEQUEST	\$ 14,183.03	\$ 1,789.00	\$ (3,638.91)	\$ 12,333.12
171	RETIREE HEALTH	\$ 1.23	-	-	\$ 1.23
173	LIBRARY BEQUEST	\$ 200,748.84	\$ 16,867.38	\$ (18,655.56)	\$ 198,960.66
174	COMMUNITY DEVELOPMENT	\$ 262,032.74	-	-	\$ 262,032.74
175	POLICE BEQUEST	\$ 221,366.95	\$ 61.00	-	\$ 221,427.95
176	REIMBURSEMENT GRANTS	\$ 9,683.21	\$ 7,824.00	\$ (15,648.00)	\$ 1,859.21
177	HISTORIC PRESERVATION	\$ 19,489.84	\$ 24.73	\$ (49.46)	\$ 19,465.11
200	DEBT SERVICE	\$ (2,071,762.36)	-	-	\$ (2,071,762.36)
301	STREET PROJECTS	\$ 1,980,532.15	-	\$ (286,681.72)	\$ 1,693,850.43
303	AIRPORT PROJECTS	\$ 419,658.83	-	\$ (7,501.48)	\$ 412,157.35
307	SIDEWALK & CURB PROJECTS	\$ 31,504.36	-	-	\$ 31,504.36
309	PARK PROJECTS	\$ (52,285.51)	\$ 222,354.96	\$ (222,354.96)	\$ (52,285.51)
310	EQUIPMENT PURCHASE	\$ 1,488,065.52	-	-	\$ 1,488,065.52
311	LEEVE PROJECTS	\$ 1,159,204.45	\$ 17,342.38	\$ (34,684.76)	\$ 1,141,862.07
313	EVENT CENTER CONSTR	\$ 395,990.80	-	-	\$ 395,990.80
315	SEWER CONSTRUCTION	\$ 2,156,595.93	\$ 642,271.80	\$ (94,573.12)	\$ 2,704,294.61
501	CEMETERY MEMORIAL	\$ 1,073.40	-	-	\$ 1,073.40
503	CEMETERY PERPETUAL CARE	\$ 9,223.18	\$ 14,427.29	\$ (1,298.00)	\$ 22,352.47
610	SEWER UTILITY	\$ 6,307,678.13	\$ 912,450.41	\$ (418,902.23)	\$ 6,801,226.31
611	SEWER SINKING	\$ 841,245.05	-	-	\$ 841,245.05
613	SEWER IMPROVEMENT	\$ 5,199,969.57	-	-	\$ 5,199,969.57
670	LANDFILL	\$ 1,799,077.36	\$ 249,319.48	\$ (61,147.04)	\$ 1,987,249.80
671	LANDFILL RESERVE	\$ 1,415,511.69	-	-	\$ 1,415,511.69
673	RECYCLING	\$ 519,270.34	\$ 20,786.50	\$ (20,354.67)	\$ 519,702.17
690	TRANSIT FUND	\$ 655,352.27	-	-	\$ 655,352.27
720	BRIDGEVIEW EVENT CENTER	\$ (68,501.05)	\$ 40.00	\$ (96,846.00)	\$ (165,307.05)
750	GOLF COURSE	\$ (98,621.96)	\$ 50,526.00	-	\$ (48,095.96)
810	POOLED INVESTMENT	\$ (51,518,452.71)	-	-	\$ (51,518,452.71)
820	PAYROLL CLEARING	\$ 216,457.27	\$ 15,175.54	\$ (26,152.36)	\$ 205,480.45
860	GROUP HEALTH INSURANCE	\$ 7,079,376.88	\$ 13,075.86	\$ (17,388.74)	\$ 7,075,064.00
861	POST 65 RETIREE HEALTH INS	\$ 300,354.69	\$ 12,173.67	\$ (3,210.00)	\$ 309,318.36
862	DENTAL INSURANCE	\$ 49,114.34	\$ 678.00	\$ (1,356.00)	\$ 48,436.34
863	LIFE INSURANCE	\$ 90,310.79	\$ 9,684.64	\$ (14,526.96)	\$ 85,468.47
	<b>TOTAL</b>	<b>\$ 5,822,321.42</b>	<b>\$ 4,053,333.37</b>	<b>\$ (2,784,959.95)</b>	<b>\$ 7,090,694.84</b>



**INVESTMENTS  
AS OF 12/31/2024**

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	4.33%	\$ 14,566,990	NONE
ISB	SAVINGS	NONE	4.37%	\$ 10,042,557	NONE
<b>AVERAGE YEILD</b>			<b>4.21%</b>	<b>\$ 50,609,547</b>	

**received**  
1/16/25 SAMU

# CITY OF OTTUMWA

## Staff Summary

**\*\* ACTION ITEM \*\***

Council Meeting of : Jan 21, 2025

City Clerk \_\_\_\_\_  
Department

Chris Reinhard

Prepared By

Chris Reinhard

Department Head

  
\_\_\_\_\_  
City Administrator Approval

AGENDA TITLE: Ordinance No. 3238-2025, Amending the Municipal Code of the City of Ottumwa, Iowa by Repealing and Replacing Section 25-114 as it relates to Possession of Tobacco by Underage Persons.

\*\*\*\*\*

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

RECOMMENDATION: Pass the first consideration of Ordinance No. 3238-2025.

DISCUSSION: Section 25-114 of the City of Ottumwa Municipal Code identifies the legal age for possession of any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes as 18 years of age. State Code Chapter 453A.2 was recently updated to reflect and identify the legal age for possession of any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes as 21 years of age. Ordinance No. 3238-2025 updates this section to match State Code.

Source of Funds: NA

Budgeted Item:  Budget Amendment Needed: No

**ORDINANCE NO. 3238-2025**

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF OTTUMWA, IOWA BY REPEALING AND REPLACING SECTION 25-114 AS IT RELATES TO THE POSSESSION OF TOBACCO BY UNDERAGE PERSONS AS SET FORTH HEREAFTER.**

**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. 25-114 as follows:

**Sec. 25-114. - Possession of tobacco by or sales to person under legal age.**

- (a) A person shall not sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under 21 years of age.
- (b) A person under 21 years of age shall not smoke, use, possess, purchase, or attempt to purchase any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes.
- (c) Possession of tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes by an individual under 21 years of age does not constitute a violation under this section if the individual under 21 years of age possesses the tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes as part of the individual's employment and the individual is employed by a person who holds a valid permit under state and local law, or who otherwise lawfully offers for sale or sells cigarettes or tobacco products.
- (d) Exception.
  - (1) A person shall not be guilty of a violation of this section if conduct that would otherwise constitute a violation is performed to assess compliance with tobacco, tobacco products, alternative nicotine products, vapor products, or cigarette laws if any of the following applies:
    - a. The compliance effort is conducted by or under the supervision of law enforcement officers.
    - b. The compliance effort is conducted with the advance knowledge of law enforcement officers and reasonable measures are adopted by those conducting the effort to ensure that use of tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes by individuals under 21 years of age does not result from participation by

any individual under 21 years of age in the compliance effort.

- (2) For the purposes of this subsection, the term “law enforcement officer” means a peace officer as defined in I.C.A § 801.4 and includes persons designated under subsection (d) of this section to enforce this section.

**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 21 day of January, 2025.

Passed on its second consideration on the    day of \_\_\_\_\_, 2025.

Passed on its third consideration on the    day of \_\_\_\_\_, 2025.

Approved this    day of \_\_\_\_\_, 2025.

CITY OF OTTUMWA, IOWA

\_\_\_\_\_  
Richard W. Johnson, Mayor

\_\_\_ No action taken by Mayor

\_\_\_ Vetoed this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Richard W. Johnson, Mayor

\_\_\_ Repassed and adopted over the veto this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_ Veto affirmed this \_\_\_ day of \_\_\_\_\_, 2025 by failure of vote taken to repass.

\_\_\_ Veto affirmed no timely vote taken to repass over veto.

ATTEST:

\_\_\_\_\_  
Christina Reinhard, CMC, City Clerk



**received**  
1-16-25 3pm

[Redacted Box]

CITY OF OTTUMWA

Staff Summary

**\*\* ACTION ITEM \*\***

Council Meeting of: January 21, 2025

\_\_\_\_\_  
Engineering  
Department

\_\_\_\_\_  
Phillip Burgmeier  
Prepared By  
*[Signature]*  
\_\_\_\_\_  
Department Head

*[Signature]*  
\_\_\_\_\_  
City Administrator Approval

AGENDA TITLE: Approve Contract between Area 15 Regional Planning Commission and the City of Ottumwa for technical assistance required in obtaining Community Development Block Grant (CDBG) Funds.

\*\*\*\*\*

**\*\*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: Approve the contract with Area 15 Regional Planning Commission and authorize the Mayor to sign.

DISCUSSION: This contract will pay the Area 15 Regional Planning Commission (RPC) \$3,500.00 to perform an environmental review and assist the city in preparation and submission of a Community Development Block Grant (CDBG) Application to submit to the Iowa Economic Development Authority (IEDA). If the application is not awarded the city will pay no further compensation. If the CDBG is awarded and the city contracts grant administration to a third party, the City agrees to reimburse the RPC in the amount of \$5,000.00 for grant writing services. If the City enters into a further contract with the RPC to administer the Grant the cost of grant writing services will be included in that contract..

The CBDG funds will be used for a sewer lining project to rehabilitate sewer mains that have excessive infiltration, or have problems with soil or roots obstructing cleaning and televising operations.

## **CONTRACT FOR GRANT APPLICATION ASSISTANCE**

This contract for grant application assistance has been agreed to by and between the **City of Ottumwa**, Iowa, hereinafter referred to as the CITY, and the **Area 15 Regional Planning Commission**, hereinafter referred to as the RPC.

WHEREAS, the CITY wishes to prepare a Community Development Block Grant (CDBG) Application to the Iowa Economic Development Authority (IEDA) for sewer system improvements; and

WHEREAS, the CITY wishes to contract with the RPC to provide the technical assistance required to carry out the grant application services; and

WHEREAS, the CITY recognizes that the completion of an environmental review prior to application submittal provides for a more competitive grant proposal; and

WHEREAS, the CITY understands that the RPC will incur substantial expense in providing technical assistance and the CITY enters into this contract with the understanding that it will enter into a further grant administration contract with the RPC if the CDBG Application is funded or it will reimburse the RPC for grant application assistance services if grant administration is awarded to another provider.

NOW, THEREFORE, BE IT RESOLVED that the parties do mutually agree as follows:

- A. **TECHNICAL ASSISTANCE STAFF**: The RPC represents that it has, or shall acquire, all personnel necessary to perform the services described in the Scope of Services.
- B. **SCOPE OF SERVICES**: The RPC shall assist the CITY with all activities relating to the preparation and submission of the CDBG Application, including:
  - 1. The RPC shall assist the CITY with the preparation and submission of the CDBG Application.
  - 2. The RPC staff shall assist the CITY in arranging, and will attend, all public hearings required to complete and submit the CDBG Application.
  - 3. The RPC shall complete prepare an Environmental Review Record (ERR), which will evaluate the environmental impacts of the proposed project and will be developed in a format satisfying the pre-application directives provided by IEDA.
- C. **COMPENSATION**:
  - 1. The RPC shall complete activity #3 in the Scope of Services for a lump-sum total of three thousand five hundred dollars (\$3,500). Payment shall be made no later than thirty (30) days after receipt of invoice for services, unless other terms are agreed to by both parties and attached to this contract.

2. If the CDBG Application IS NOT funded, the CITY will pay no compensation to the RPC for grant application services, activities #1 and #2 in the Scope of Services.
3. If the CDBG Application IS funded, the CITY agrees to either:
  - A.) enter into a further contract with the RPC for administration of the CDBG grant at a cost not to exceed the administrative costs as identified in the CDBG grant application, with no compensation payable to the RPC for grant application services; **OR**
  - B.) pay the RPC a fee of five thousand dollars (\$5,000) as reimbursement for activities #1 and #2 as provided in the Scope of Services if the CITY chooses to solicit proposals for grant administration and awards the contract for grant administration to a provider other than the RPC.
- D. **CONTRACT DURATION:** This contract shall be in effect for a period of twelve (12) months from the date of signature, or until the CDBG Application is funded and the grant administration contract has been executed, whichever occurs last. If the application is not funded, the RPC will complete any necessary revisions to the ERR for no more than one CDBG application resubmittal. Any necessary revisions will be carried out at no additional cost, assuming there are no substantial changes in the scope of work. Either the CITY or the RPC shall have the right to terminate this contract and the CDBG full application process upon ten (10) days written notice.
- E. **INDEMNIFICATION:** The CITY shall hold the RPC, its officers and employees, harmless from any and all claims losses, damages or liability whatsoever resulting from or arising out of this contract or the project to which it pertains.

CITY OF OTTUMWA, IOWA

AREA 15 REGIONAL PLANNING COMMISSION

By: Richard W. Johnson  
Richard Johnson, MAYOR

\_\_\_\_\_  
Michael Hadley, CHAIR, RPC BOARD

January 21, 2025  
DATE

\_\_\_\_\_  
DATE

ATTEST:

Christine Reinhard





**received**  
1-16-2025 1130

**CITY OF OTTUMWA**  
**Staff Summary**

**\*\* ACTION ITEM \*\***

Council Meeting of: Jan 21, 2025

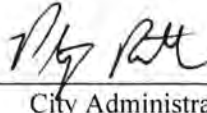
Philip Rath

Prepared By

Administration

Department

Department Head



City Administrator Approval

AGENDA TITLE: Authorization to Dispose of Salvaged Trusses to Repurpose for Gateway Structure

\*\*\*\*\*

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

RECOMMENDATION: Authorize city staff to gift a pair of trusses to the Legacy Foundation to be used in a new gateway structure over Market Street as part of the riverfront development project

DISCUSSION: City officials have been working with community partners to redevelop part of the riverfront in the Market Street area. As part of this project a "gateway" structure over Market Street was proposed to identify the area. During the design process a suggestion was made to incorporate a pair of trusses from the Coliseum into the structure. This would add some historical character to the improvement and would repurpose the salvaged materials rather than scrapping the materials. The Legacy Foundation is taking the lead on the project, including the cost. It is recommended to grant the trusses to be utilized in the construction of this project.

Source of Funds:

Budgeted Item:

Budget Amendment Needed:

received  
1-16-25 3pm

**CITY OF OTTUMWA**  
Staff Summary

**\*\* ACTION ITEM \*\***

Council Meeting of: Jan 21, 2025

Planning & Development  
Department

Jake Rusch  
Prepared By  
Zach Simonson  
Department Head

  
\_\_\_\_\_  
City Administrator Approval

AGENDA TITLE: Resolution No. 8-2025. A Resolution approving applications for residential and commercial tax abatement under the Urban Revitalization Plan, subject to review the local assessor.

\*\*\*\*\*

**\*\*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: Pass and Adopt Resolution No. 8-2025

DISCUSSION: This resolution approves 31 residential and 6 commercial tax abatement applications subject to review by the local assessor. There is 10 new home, 5 new garage and 3 new commercial buildings that applied for tax abatement assistance. The other applicants made improvements to their existing properties. The total value of all improvements is estimated at \$7,370,475.00.

Tax abatement is available city wide for both residential and commercial properties.

Source of Funds:

Budgeted Item:  Budget Amendment Needed:



RESOLUTION NO. 8-2025

A RESOLUTION APPROVING APPLICATIONS FOR RESIDENTIAL AND COMMERCIAL TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN, SUBJECT TO REVIEW BY THE LOCAL ASSESSOR.

WHEREAS, the City of Ottumwa, Iowa, adopted the City of Ottumwa 1992 Urban Revitalization Plan on June 4, 1991; and

WHEREAS, in December, 2002, the City of Ottumwa, Iowa, adopted a Commercial Tax Abatement Plan for properties in the Rochester North Urban Revitalization Area; and

WHEREAS, on January 4, 2005, the City of Ottumwa, Iowa, adopted a Commercial Tax Abatement Plan for properties in the Downtown North Urban Revitalization Plan; and

WHEREAS, on April 4, 2017, the City of Ottumwa, adopted Amendment No. 2 to the 1992 Urban Revitalization Plan expanding commercial and industrial tax abatement throughout the city effective May 1, 2017; and

WHEREAS, all plans provide for property tax abatement for the actual value added by improvements to real estate according to different schedules for abatement; and

WHEREAS, the persons listed on Exhibit A have completed improvements in conformance with the adopted tax abatement plan for the city wide residential, the Rochester North or the Downtown Urban Revitalization Plan; and

WHEREAS, the individuals listed on Exhibit A have completed an application for tax abatement and have selected a schedule for said abatement; and

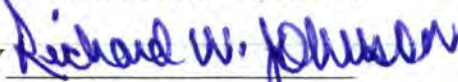
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA:

That the applications for tax abatement which are listed are hereby approved by the City Council of the City of Ottumwa, Iowa, subject to review by the local assessor.

---

Approved, passed and adopted this 21st of January 2025.

CITY OF OTTUMWA, IOWA

BY   
Richard W. Johnson, Mayor

ATTEST:

  
  
Chris Reinhard, City Clerk

Exhibit A Tax Abatement 2024

Application	Project	Property owners	Address	Cost of Improvements	Miscellaneous
2024-1	Commercial - 5 year Sliding Scale	Blunt Investments	209/211 E Main St	\$400,000.00	Remodel 5 apartments
2024-2	Residential - 3 year 100%	Larry Mitchell	6 Vicki Circle	\$9,500	Garage Addition
2024-3	Residential - 3 year 100%	Joseph/ Diane Koger	4 Bennink	\$247,160	New Home
2024-4	Residential - 3 year 100%	Troy/ Joy Alexander	936 W Mary	\$320,000	New Home
2024-5	Residential - 3 year 100%	Mike/ Kim Rhoads	913 S Webster	\$30,000	Home Addition
2024-6	Commercial - 5 year Sliding Scale	Ottumwa Mini Storage	1827 W Second	\$450,000	6 40x100 buildings
2024-7	Residential - 3 year 100%	Alice White	911 East Williams	\$30,000.00	New Garage
2024-8	Residential - 3 year 100%	Blondine Dugassaint	328 S Ward	\$146,000.00	New Home
2024-9	Commercial - 5 year Sliding Scale	Jeanie Michelle Ades	303 E Second	\$24,355	Remodel, Roof, Exterior
2024-10	Residential - 3 year 100%	Patricia Voss	49 Kingsley	\$105,000	Remodel, added room
2024-11	Residential - 3 year 100%	Richard Kennedy	1218 Lake Rd	\$200,000	New Home
2024-12	Residential - 3 year 100%	Brenda Herrera Franco	4 Traxler	\$337,000	New Home
2024-13	Residential - 3 year 100%	Roger/ Elisabeth Archer	152 Northview	\$80,000	New Garage
2024-14	Residential - 3 year 100%	Christner Properties LLC	1019 E Court St	\$356,900	New Home
2024-15	Residential - 3 year 100%	Brian McFarling	911 Albia Rd	\$25,000	New Garage
2024-16	Residential 3+ Dwelling Unit - 10 year	Ottumwa Regional Legacy Foundation	231 E Main St	\$1,324,560	Upper Level 4 apartment conversion
2024-17	Residential - 3 year 100%	Melvyn Yeoman	1401 N Wapello	\$20,000	New Garage
2024-18	Commercial - 5 year Sliding Scale	SMD LLC	907 Railroad St	\$1,300,000	New Building
2024-19	Commercial - 5 year Sliding Scale	Mollys of Ottumwa	220 N Court	\$98,000	Remodel 3 apartments
2024-20	Residential - 3 year 100%	Rippling Waters	2009 West Second	\$150,000	New Home
2024-21	Residential - 3 year 100%	Rippling Waters	150 Grand Avenue	\$167,000	New Home
2024-22	Residential - 3 year 100%	P&M Properties	26 and 28 Weaver Dr	\$550,000	New Home
2024-23	Residential - 3 year 100%	P&M Properties	1 and 3 Weaver Dr	\$550,000	New Home
2024-24	Residential 3+ Dwelling Unit - 10 year	Anthony/ Lesa Long	202 West Maple	\$15,000	Apartment Repairs
2024-25	Residential 3+ Dwelling Unit - 10 year	Anthony/ Lesa Long	210 West Maple	\$15,000	Apartment Repairs
2024-26	Residential 3+ Dwelling Unit - 10 year	Anthony/ Lesa Long	325 E Fifth	\$15,000	Apartment Repairs
2024-27	Residential - 3 year 100%	P&M Properties	302 Forrest	\$35,000	Rental Remodel
2024-28	Residential - 3 year 100%	P&M Properties	105 N Hancock	\$40,000	Rental Remodel
2024-29	Residential - 3 year 100%	P&M Properties	817 Allison	\$29,000	Rental Remodel
2024-30	Residential - 3 year 100%	P&M Properties	933 Bruce	\$34,000	Rental Remodel
2024-31	Residential - 3 year 100%	P&M Properties	908 Lee	\$30,000	Rental Remodel
2024-32	Commercial - 5 year Sliding Scale	P&M Properties	1268 W Second St	\$70,000	New Building and repairs
2024-33	Residential - 3 year 100%	P&M Properties	609 E Finley	\$29,000	Rental Remodel
2024-34	Residential - 3 year 100%	P&M Properties	846 Wabash	\$40,000	Rental Remodel
2024-35	Residential - 3 year 100%	P&M Properties	609 Wabash	\$33,000	Rental Remodel
2024-36	Residential - 3 year 100%	P&M Properties	1723 Mowrey	\$30,000	Rental Remodel
2024-37	Residential - 3 year 100%	P&M Properties	104 E HARROD	\$35,000	Rental Remodel
2024-24			Total:	\$7,370,475	

General Improvements - 16  
New Home - 10  
New Garage - 5

Commercial  
New Commercial - 3  
Improvements - 3



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 209/211 E. Main St.

Legal Description of Property: OH original SE 44' lot 291 Blk 22

Title Holder or Contract Buyer: Blunt Investments

Address of Owner (if different than above): 8639 Mill St.

Phone number (day): 641 777-1041

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: Remodel of all 5 upstairs apartments

Estimated or actual date of completion: 4-1-24  
Estimated or actual cost of improvements: \$ 400,000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)

Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year  
100%)

Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Sam Blunt

DATE: 1-24-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on

01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 6 VICTOR CIRCLE

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: LARRY MITCHELL

Address of Owner (if different than above): \_\_\_\_\_

Phone number (day): 641 919 4335

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: ADDED ON TO GARAGE

Estimated or actual date of completion: 10-1-24

Estimated or actual cost of improvements: \$ 9500

Building Permit No.: 6267

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Larry Mitchell

DATE: 10-24-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on

01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: # 4 Bennink Lane

Legal Description of Property: Traxler's Second ADD Lot 11 (VAC Lot) (4 Bennink Lane

Title Holder or Contract Buyer: Diane - Joe Kogee &

Address of Owner (if different than above): \_\_\_\_\_  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential       Multi-residential       Commercial  
 Industrial       Undeveloped

Proposed Property Use:  Residential       Multi-residential       Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied       Rental

Nature of Improvements:  New construction       Addition       General Improvements  
Describe specifically: \_\_\_\_\_

NEW SINGLE-FAMILY HOME

Estimated or actual date of completion: JUNE 2023  
Estimated or actual cost of improvements: \$ 257,160  
Building Permit No.: 4327

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)       Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)       Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Diane Kogee      DATE: 7/23/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 936 W Mary Street

Legal Description of Property: Traxler Lot in front of Liberty

Title Holder or Contract Buyer: Troy and Joy Alexander

Address of Owner (if different than above): \_\_\_\_\_

Phone number (day): 660-954-5280

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: home is not landscaped or driveway finished.

Occupancy was likely given to builder?

Estimated or actual date of completion: April 2023

Estimated or actual cost of improvements: \$ 320,000

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Joy Alexander

DATE: 9.14.24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior approval for intended Improvements\*

Address of Property: 913 S. Webster

Legal Description of Property: S 72' OF N 232 A L 7 SE SEC 35 ( 913 S. Webster )

Title Holder or Contract Buyer: Mark & Kim Rhoads

Address of Owner (if different than above): \_\_\_\_\_

Phone number (day): 641-226-9115

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: Adding 20' x 23' Addition  
Family Room

Estimated or actual date of completion: 12-31-24

Estimated or actual cost of improvements: 30,000

Building permit No.: 6490

Tax Exemption Schedule Selected -only one selection allowed per application: (see reverse side for tables)

- (1)  Residential: 3-year 100%      (3)  Multi-residential: 10-year sliding scale  
(2)  Residential: 5-year sliding scale      (4)  Commercial or Industrial: 5-year sliding scale

If multi-residential property, number of units: \_\_\_\_\_

If applicable, the name(s) of the tenants (if different than the owner) that occupied the owner's building on April 21, 1992: \_\_\_\_\_

SIGNED: Mark Rhoads      DATE: 10-01-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

ASSESSOR - Present assessed value \_\_\_\_\_

Assessed value with improvements \_\_\_\_\_

Eligible or non-eligible for tax abatement \_\_\_\_\_

Assessor \_\_\_\_\_ Date \_\_\_\_\_

Approved by Ottumwa City  
Council  
1-21-2025



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 1827 W 2nd St. Ottumwa IA 52501

Legal Description of Property: SE Pt A61 Swnese Pt A62 NWSE  
BG 100' SE FR SE CON Fairview ADDISE 167.96/696 ETC 1827 W 2nd

Title Holder or Contract Buyer: Ottumwa Mini Storage JOHN SHOLES

Address of Owner (if different than above): 509 E. main St. Ottumwa IA 52501  
Phone number (day): 641-777-3595

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: 6-40x100 mini storage

Estimated or actual date of completion: 12/15/23  
Estimated or actual cost of improvements: \$ 77500 x 6 = 450000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: John Sholes DATE: 9/26/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 911 EAST WILLIAMS

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Alice White

Address of Owner (if different than above): N/A

Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: \_\_\_\_\_

DESTROYED OLD GARAGE AND REPLACED

Estimated or actual date of completion: 11-1-2024

Estimated or actual cost of improvements: \$ 30,000.00

Building Permit No.: 6418

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Alice J White

DATE: 10-04-2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

**CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN**

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 328 South Ward Street

Legal Description of Property: Leighton & Bunnister S 1st Add All E & S 14'  
LT 9 BLK 1; S 14' LT 10 BLK 1

Title Holder or Contract Buyer: Blondine ~~XXXXXXXXXX~~ Dugassaint

Address of Owner (if different than above): \_\_\_\_\_  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped previously demolished home

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: New 1,213 sq ft house 3 bedroom, 2 bath with  
crawl space

Estimated or actual date of completion: 2/26/24

Estimated or actual cost of improvements: \$ ~~100~~ 146,000

Building Permit No.: 5390

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature]

DATE: 3/10/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 303 E 2nd St. Ottumwa IA 52501

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Jeannie Michelle Ades

Address of Owner (if different than above): \_\_\_\_\_

Phone number (day): 641 954 9000 OR 641 777 9708

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: Remodel inside, roof, painted outside

T.T. ON Phone Jan/14/25

Estimated or actual date of completion: 6/30/24  
Estimated or actual cost of improvements: \$ 24355.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Jeannie Ades DATE: 5/14/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 49 Kingsley Dr., Ottumwa

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Patricia (Patty) Voss

Address of Owner (if different than above): 49 Kingsley Dr., Ottumwa  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential       Multi-residential       Commercial  
 Industrial       Undeveloped

Proposed Property Use:  Residential       Multi-residential       Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied       Rental

Nature of Improvements:  New construction       Addition       General Improvements  
Describe specifically: \_\_\_\_\_

Estimated or actual date of completion: 6-18-24  
Estimated or actual cost of improvements: \$ 105,000  
Building Permit No.: 5952

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

<input checked="" type="checkbox"/> Residential: Standard (3-year 100%)	<input type="checkbox"/> Residential: 3+ Dwelling Unit (10-year sliding scale)
<input type="checkbox"/> Residential: Historical Building (5-year 100%)	<input type="checkbox"/> Commercial or Industrial (5-year sliding scale)
	<input type="checkbox"/> Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Patricia Voss      DATE: 8-29-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 1218 LAKE RD.

Legal Description of Property: GARAGE w/ Auxiliary SUITE

Title Holder or Contract Buyer: Richard Kennedy

Address of Owner (if different than above): \_\_\_\_\_  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: \_\_\_\_\_

BUILT NEW HOME for my mother-in-LAW

Estimated or actual date of completion: 2023

Estimated or actual cost of improvements: \$ 200K

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 6/24/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

\_\_\_\_ Approval of Improvements Completed  
\_\_\_\_ Prior Approval for Intended Improvements\*

Address of Property: # 4 Traxler Dr

Legal Description of Property: Traxler's second Add Lot 13 (H Traxler Dr)

Title Holder or Contract Buyer: NA

Address of Owner (if different than above): 4 Traxler Dr  
Phone number (day): 641-799-3033

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: New Home built by Indian Hills Community College

Estimated or actual date of completion: Aug 31st 2024

Estimated or actual cost of improvements: \$ 337,000

Building Permit No.: 5345

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: NA

SIGNED: 

DATE: 08-08-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on

01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 1019 East Court Street Ottumwa, Iowa 52501

Legal Description of Property: \_\_\_\_\_

Lot three (3) in Christner Second Subdivision in the City of Ottumwa, Wapello County, Iowa

Title Holder or Contract Buyer: Christner Properties LLC

Address of Owner (if different than above): 17587 Hwy 34, Ottumwa, Iowa 52501

Phone number (day): 641-684-0648

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

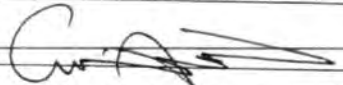
Describe specifically: \_\_\_\_\_  
New Residential home

Estimated or actual date of completion: 12/17/2024  
Estimated or actual cost of improvements: \$ 356,900  
Building Permit No.: 5029

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED:  DATE: 12-26-24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

**CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN**

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 150 & 152 Northview

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Roger & Elisabeth Archer

Address of Owner (if different than above): 152 Northview

Phone number (day): 641 777 8577

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: demolished 1 house & small garage at 150 and a small garage at 152  
built 3 car garage mostly at 150 -

Estimated or actual date of completion: 8-31-2024

Estimated or actual cost of improvements: \$ 80,000 625,000 for demolition & 55,000 for garage construction

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 1-14-2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/20 25

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

**CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN**

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 911 Albia Road

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Brian McFarling

Address of Owner (if different than above): \_\_\_\_\_

Phone number (day): 641-814-3137

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: GARAGE

Estimated or actual date of completion: 12-15-2024

Estimated or actual cost of improvements: \$25,000

Building Permit No.: 6598

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)  
 Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 12-30-2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/20 25

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 231 East Main St, Ottumwa, IA 52501

Legal Description of Property: \_\_\_\_\_  
Ottumwa Original SE 40' Lot 287 BLK 22 (231-235 E. Main) (231 E Main-APT201-204)(231 E Main STE101)

Title Holder or Contract Buyer: Ottumwa Regional Legacy Foundation

Address of Owner (if different than above): 111 East Main St, Ottumwa, IA 52501

Phone number (day): 641-455-5260

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: \_\_\_\_\_

We remodeled the upper level of the Capitol Theater into 4 apartments. Three of which have 2 bedrooms, and one with 3 bedrooms. We also remodeled the lobby space.

Estimated or actual date of completion: 2/29/24

Estimated or actual cost of improvements: \$ 1,324,560

Building Permit No.: 5191

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Michael J. Fick, VP of Finance DATE: 12/23/24

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

\_\_\_\_ Approval of Improvements Completed  
\_\_\_\_ Prior Approval for Intended Improvements\*

Address of Property: 1401 N Wapello

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Melvyn Yeaman

Address of Owner (if different than above): 107 S Second St, Eddyville, IA 52553  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential       Multi-residential       Commercial  
 Industrial       Undeveloped

Proposed Property Use:  Residential       Multi-residential       Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied       Rental

Nature of Improvements:  New construction       Addition       General Improvements  
Describe specifically: \_\_\_\_\_

Build GARAGE

Estimated or actual date of completion: \_\_\_\_\_

Estimated or actual cost of improvements: \$ 20,000

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)       Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)       Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Melvyn Yeaman      DATE: 1-9-25

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on

01/21/20 25

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

\_\_\_\_ Approval of Improvements Completed  
\_\_\_\_ Prior Approval for Intended Improvements\*

Address of Property: 907 Railroad St

Legal Description of Property: Courtney's Sub lot 1 Being in S 1/2 SEC 3072-13  
6.08 AC (907 Railroad)

Title Holder or Contract Buyer: SMD LLC

Address of Owner (if different than above): 213 Lynwood Ave Ottumwa  
Phone number (day): \_\_\_\_\_

Existing Property Use:     Residential                       Multi-residential                       Commercial  
    Industrial                               Undeveloped

Proposed Property Use:     Residential                       Multi-residential                       Commercial  
    Industrial

Proposed Occupancy:     Owner-occupied                       Rental

Nature of Improvements:  New construction                       Addition                       General Improvements

Describe specifically: 100x100 Shipping & Receiving Building

Estimated or actual date of completion: 3/1/25  
Estimated or actual cost of improvements: \$ \$1,300,000  
Building Permit No.: 6218

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)                       Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)                       Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature]                      DATE: 1/8/2025

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on 01/21/2025  
**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 220 N. Court Street, Ottumwa

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Mollys of Ottumwa

Address of Owner (if different than above): 167 W. Alta Vista

Phone number (day): 641-777-3318

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: \_\_\_\_\_  
Electrical upgrades for commercial space and three (3) apartments including separate meters, repair and rehabilitation of commercial walls and ceilings. Rough-in of water/sewer to 3 apartments. New

Estimated or actual date of completion: 12/31/2024

Estimated or actual cost of improvements: \$ 98,000.00

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: Jay Funeral Home

SIGNED: Matthew M. Naumann DATE: 1/13/2025

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior approval for intended Improvements\*

Address of Property: 7009 West Second Ottumwa

Legal Description of Property: Fairview Add lot 1 B1K1

Title Holder or Contract Buyer: Rippling Waters

Address of Owner (if different than above): PO Box 634 Ottumwa, IA 52501  
Phone number (day): 641-954-0461

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Completion of manufactured home previously set  
Plumbing, electric, flooring, cabinets, showers, walls, decks etc

Estimated or actual date of completion: 11/27/24  
Estimated or actual cost of improvements: \$150,000  
Building permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected -only one selection allowed per application: (see reverse side for tables)

- (1)  Residential: 3-year 100% (3)  Multi-residential: 10-year sliding scale  
(2)  Residential: 5-year sliding scale (4)  Commercial or Industrial: 5-year sliding scale

If multi-residential property, number of units: \_\_\_\_\_

If applicable, the name(s) of the tenants (if different than the owner) that occupied the owner's building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] Rippling Waters DATE: 1/2/25

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

ASSESSOR - Present assessed value \_\_\_\_\_

Assessed value with improvements \_\_\_\_\_

Eligible or non-eligible for tax abatement \_\_\_\_\_

Assessor \_\_\_\_\_ Date \_\_\_\_\_

Approved by Ottumwa  
City Council  
1-21-2025

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 105 Grand Avenue Ottumwa

Legal Description of Property: Fairview Add Lot 2 Blk 1

Title Holder or Contract Buyer: Rippling Waters

Address of Owner (if different than above): PO Box 634 Ottumwa, IA 52501  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: New 1,000 sq ft home 2 bedroom, 1 bathroom

Estimated or actual date of completion: 10/31/24  
Estimated or actual cost of improvements: \$ ~~100~~ 167,000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)

Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)

Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 1/2/25

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: #26 and #28 Weaver Drive

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd

Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: see attached

Estimated or actual date of completion: 3/1/2023

Estimated or actual cost of improvements: \$ 550,000

Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Shrods DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: #1 and #3 Weaver Drive

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: \_\_\_\_\_

Estimated or actual date of completion: 3/1/2024  
Estimated or actual cost of improvements: \$ 550,000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)  
 Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Chads DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 209 West Maple 210 West Maple 325 East S<sup>th</sup>

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Anthony & Lisa Lons

Address of Owner (if different than above): 14277 120<sup>th</sup> St  
Phone number (day): \_\_\_\_\_

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Fixed siding added inside of multiple units  
Paint

Estimated or actual date of completion: done  
Estimated or actual cost of improvements: \$ 15000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

<input type="checkbox"/> Residential: Standard (3-year 100%)	<input checked="" type="checkbox"/> Residential: 3+ Dwelling Unit (10-year sliding scale)
<input type="checkbox"/> Residential: Historical Building (5-year 100%)	<input type="checkbox"/> Commercial or Industrial (5-year sliding scale)
	<input checked="" type="checkbox"/> Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Anthony E Lons DATE: 1-14-25

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 302 Forrest

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Roof, Siding, Sewer, texture, paint, Doors trim, Flooring, Kitchen, Bathroom,

Estimated or actual date of completion: 8/22/2023  
Estimated or actual cost of improvements: \$ 35,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 105 N. Hancock

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements

Describe specifically: Roof, windows, Doors, Siding, Trim, gutters  
Flooring, Kitchen, Bathrooms, Drywall, base, paint

Estimated or actual date of completion: 8/19/2024  
Estimated or actual cost of improvements: \$ 40,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Walter Mads DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01 / 21 / 20 25

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 817 Allison

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-771-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: A/c, Siding, Roof, Drywall, texture, Paint,  
Flooring, Doors, trim, kitchen, bathroom,

Estimated or actual date of completion: 10/25/2024  
Estimated or actual cost of improvements: \$ 29,000<sup>00</sup>  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Rhoads DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 933 Bruce St.

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Flooring, Roof, Trim, Doors, Windows, Kitchen, Bathroom, Siding, Paint, Texture

Estimated or actual date of completion: 2/20/2024  
Estimated or actual cost of improvements: \$ 34,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Rhoads DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 908 Lee Ave

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties  
Address of Owner (if different than above): 12494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: New Roof, Siding, Windows, Flooring, Paint, Bathroom, Doors, trim

Estimated or actual date of completion: 8/14/2024  
Estimated or actual cost of improvements: \$ 30,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Phibbs DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 1268 W. 2nd St.

Legal Description of Property: 1

Title Holder or Contract Buyer: Pard M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-577-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Paint, new building in back, signs, clamp inside,

Estimated or actual date of completion: 5/1/2024  
Estimated or actual cost of improvements: \$ 170,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: N. Stephen Rhoads DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 609 E. Finley

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pard M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Roof, Siding, Kitchen, Bathroom, trim, Doors, Paint, texture, Flooring, windows

Estimated or actual date of completion: 5/8/2024  
Estimated or actual cost of improvements: \$ 29,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Rhoads DATE: 8/27/2014

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_

Assessed Value with Improvements \$ \_\_\_\_\_

Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 846 Wabash

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: HVAC, Drywall, Paint, Texture, Flooring, Trim, Doors, Kitchen, Bathroom,

Estimated or actual date of completion: 8/1/2024  
Estimated or actual cost of improvements: \$ 40,600.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: M. Rhoads DATE: 8/27/2019

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**

Approved by Ottumwa City Council on  
01/21/2025

ASSESSOR: Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 609 Wabash

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: Siding, Flooring, Paint, Drywall, texture, Doors, trim, Kitchen, Bathroom

Estimated or actual date of completion: 8/27/2024  
Estimated or actual cost of improvements: \$ 33,000  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: Matthew Schroeder DATE: 8/27/2024

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



1723 Mowry

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 1723 Mowry

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Rand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA 52501  
Phone number (day): 641-777-4069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: \_\_\_\_\_

Estimated or actual date of completion: 12/25/2014  
Estimated or actual cost of improvements: \$ 30,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)

- Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)
- Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)
- Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 12/16/2014

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



104 Harrod

Application No. \_\_\_\_\_  
Date Returned: \_\_\_\_\_  
Received by: (initial) \_\_\_\_\_

CITY OF OTTUMWA, IOWA  
APPLICATION FOR TAX ABATEMENT  
UNDER THE URBAN REVITALIZATION PLAN

Approval of Improvements Completed  
 Prior Approval for Intended Improvements\*

Address of Property: 104 E. Harrod

Legal Description of Property: \_\_\_\_\_

Title Holder or Contract Buyer: Pand M Properties

Address of Owner (if different than above): 17494 Bluegrass Rd Ottumwa, IA  
Phone number (day): 641-777-9069

Existing Property Use:  Residential  Multi-residential  Commercial  
 Industrial  Undeveloped

Proposed Property Use:  Residential  Multi-residential  Commercial  
 Industrial

Proposed Occupancy:  Owner-occupied  Rental

Nature of Improvements:  New construction  Addition  General Improvements  
Describe specifically: \_\_\_\_\_

Estimated or actual date of completi 12/25/2014  
Estimated or actual cost of improvements: \$ 35,000.00  
Building Permit No.: \_\_\_\_\_

Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption schedules)  
 Residential: Standard (3-year 100%)  Residential: 3+ Dwelling Unit (10-year sliding scale)  
 Residential: Historical Building (5-year 100%)  Commercial or Industrial (5-year sliding scale)  
 Multi-Residential (Completed prior to Jan. 1, 2022)

If applicable, the name(s) of the tenants (if different than the owner) that occupied the building on April 21, 1992: \_\_\_\_\_

SIGNED: [Signature] DATE: 12/16/2014

Return completed form to the Planning and Development Department, City Hall, Room 204, after improvements are completed.

\* Prior approval will require City Council action before permits or construction will be allowed to begin. Contact Economic Development staff prior to making this selection.

**FOR CITY COUNCIL USE:**  
Approved by Ottumwa City Council on  
01/21/2025

**ASSESSOR:** Present Assessed Value \$ \_\_\_\_\_  
Assessed Value with Improvements \$ \_\_\_\_\_  
Eligible or Not Eligible for Tax Abatement: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

received  
1-16-25 3pm

**CITY OF OTTUMWA**  
**Staff Summary**

**\*\* ACTION ITEM \*\***

Council Meeting of : Jan 21, 2025

Planning & Development  
Department

Zach Simonson  
Prepared By  
Zach Simonson  
Department Head

*[Signature]*  
City Administrator Approval

AGENDA TITLE: Resolution No. 9-2025: Resolution Setting the Date for a Public Hearing on the Proposal to Convey Interests in Real Property at 2411 and 2415 N Court to Blunt Investments, Limited Liability Company

\*\*\*\*\*

**\*\*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: Pass and adopt Resolution No. 9-2025.

DISCUSSION: The City has received a petition requesting to purchase the City-owned parcels at 2411 and 2415 N Court for use a car wash. The parcels were rezoned at previous Council meetings to permit the car wash use. This resolution sets February 4 as the date for a public hearing on the proposed purchase agreement with Blunt Investments. The buyer has offered \$5,000 as well as half of the cost for preparing the easements necessary to secure access to City stormwater infrastructure.

Source of Funds:

Budgeted Item:  Budget Amendment Needed:

## ITEM TO INCLUDE ON AGENDA

### CITY OF OTTUMWA, IOWA

January 21, 2025

5:30 P.M.

- Resolution setting the date for a public hearing on the proposal to convey interests in real property at 2411 N Court and 2415 N Court to Blunt Investments, Limited Liability Company

### 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.



January 21, 2025

The City Council of the City of Ottumwa in the 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 Johnson, in the chair, and the following named Council Members:

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

Absent: Keith Caviness

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member Reid then introduced the following proposed Resolution entitled "RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY AT 2411 N COURT AND 2415 N COURT TO BLUNT INVESTMENTS, LIMITED LIABILITY COMPANY", and moved that the same be adopted. Council Member Hoffman seconded the motion to adopt. The roll was called and the vote was,

AYES: McAntire, Reid, Galloway, Hoffman

\_\_\_\_\_  
NAYS:

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 9-2025

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY AT 2411 N COURT AND 2415 N COURT TO BLUNT INVESTMENTS, LIMITED LIABILITY COMPANY

WHEREAS, the City of Ottumwa (the "City") has received a proposal from Blunt Investments, Limited Liability Company (the "Buyer"), in the form of a proposed Purchase Agreement (the "Agreement"), which Agreement proposes that the City would sell certain City-owned real property (the "Property") to Buyer for a purchase price of \$5,000 and in consideration of Buyer's other obligations under the Agreement, which Property is legally described as follows:

A part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-two (72) North, Range Thirteen (13) West of the 5th P.M. and also a part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-two (72) North, Range Fourteen (14) West of the 5th P.M., all in the City of Ottumwa, Wapello County, Iowa, being more particularly described as follows, to wit:

Beginning at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter. (SW $\frac{1}{4}$ ) of. said Section 7; thence North 88 degrees - 46' - 44" East along the southerly line of Lot Four (4) of Bradford's Northgate Addition to the City of Ottumwa, Wapello County, Iowa, a distance of 445.78 feet to a point on the Westerly right-of-way line of North Court Street in the said City of Ottumwa, Iowa (formerly U.S. Highway No. 63); thence South 1 degree - 06' - 52" West along the said Westerly right-of-way line of North Court Street, a distance of 181.30 feet; thence South 89 degrees - 27' - 24" West, a distance of 451.67 feet to a point on the West line of the said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 7, said point also being located South 00 degrees - 48' - 02" West, a distance-of 176.2 feet from the said Point of Beginning and also being located North 00 degrees - 48' - 02" East, a distance of 1152.32 feet from the Southwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 7; thence South 89 degrees - 36' - 40" West on a line that is parallel with the North line of the said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section.12, a distance of 148.55 feet to a point on the Easterly right-of-way line of relocated U.S. Highway No. 63; thence Northeasterly along a 3,995 foot radius curve of the said U.S. Highway No. 63 right-of-way line, concave Northwesterly and being 175 feet Southeast of and parallel with the center line of said U.S. Highway No. 63 to a point on the North line of the said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, said point also being N. 22 degrees - 07' - 08" East, a distance of 190.7 feet from the last described point; thence North 89 degrees - 36' - 40" East along the said North line of SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, a distance of 79.18 feet to the point of beginning containing a total of 2.30 acres more or less.

Note: In the above description the West line of the NW¼ of the SW¼ of Section 7, Township 72 North, Range 13 West of the 5th P.M. was assumed to bear North 00 degrees – 00' – 06" East.

WHEREAS, to comply with the procedural requirements of the Iowa Code, this Council has set forth its proposal in this Resolution and should now set a date for a public hearing on the proposed conveyance of the City's interests in the Property, at which time this Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council shall hold a public hearing at its meeting which begins at 5:30 P.M. on February 4, 2025, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa for the purpose of taking action on the matter of the proposal to convey interests in real property to Blunt Investments, Limited Liability Company, pursuant to the terms and conditions of the proposed Agreement.

Section 2. That the City Clerk is hereby directed to cause at least one publication of a notice of said public hearing in a newspaper published at least once weekly and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the public hearing and proposed action shall be in substantially the following form:



**(One publication required)**

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF  
THE CITY OF OTTUMWA IN THE STATE OF IOWA, ON  
THE MATTER OF THE PROPOSAL TO CONVEY REAL  
PROPERTY AT 2411 N COURT AND 2415 N COURT TO  
BLUNT INVESTMENTS, LIMITED LIABILITY COMPANY  
PURSUANT TO A PROPOSED PURCHASE AGREEMENT,  
AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Ottumwa in the State of Iowa, will hold a public hearing before itself at its meeting that commences at 5:30 P.M. on February 4, 2025, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Purchase Agreement (the "Agreement") with Blunt Investments, Limited Liability Company (the "Buyer"), and the proposal to convey certain real property (the "Property") to the Buyer, pursuant to the terms and conditions of the Agreement. The Property is legally described as:

A part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-two (72) North, Range Thirteen (13) West of the 5th P.M. and also a part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-two (72) North, Range Fourteen (14) West of the 5th P.M., all in the City of Ottumwa, Wapello County, Iowa, being more particularly described as follows, to wit:

Beginning at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of, said Section 7; thence North 88 degrees – 46' – 44" East along the southerly line of Lot Four (4) of Bradford's Northgate Addition to the City of Ottumwa, Wapello County, Iowa, a distance of 445.78 feet to a point on the Westerly right-of-way line of North Court Street in the said City of Ottumwa, Iowa (formerly U.S. Highway No. 63); thence South 1 degree – 06' – 52" West along the said Westerly right-of-way line of North Court Street, a distance of 181.30 feet; thence South 89 degrees – 27' – 24" West, a distance of 451.67 feet to a point on the West line of the said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 7, said point also being located South 00 degrees – 48' – 02" West, a distance of 176.2 feet from the said Point of Beginning and also being located North 00 degrees – 48' – 02" East, a distance of 1152.32 feet from the Southwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 7; thence South 89 degrees – 36' – 40" West on a line that is parallel with the North line of the said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, a distance of 148.55 feet to a point on the Easterly right-of-way line of relocated U.S. Highway No. 63; thence Northeasterly along a 3,995 foot radius curve of the said U.S. Highway No. 63 right-of-way line, concave Northwesterly and being 175 feet Southeast of and parallel with the center line of said U.S. Highway No. 63 to a point on the North line of the said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, said point also being N. 22 degrees – 07' – 08" East, a distance of

190.7 feet from the last described point; thence North 89 degrees – 36' – 40" East along the said North line of SE¼ of the SE¼ of Section 12, a distance of 79.18 feet to the point of beginning containing a total of 2.30 acres more or less.

Note: In the above description the West line of the NW¼ of the SW¼ of Section 7, Township 72 North, Range 13 West of the 5th P.M. was assumed to bear North 00 degrees – 00' – 06" East.

The Agreement proposes that the City would sell the Property to Buyer for \$5,000, and in consideration of Buyer's other obligations set forth in the Agreement, subject to the detailed terms and conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, 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 conveyance and proposed Agreement. After all objections have been received and considered, the Council may at this meeting or at any adjournment thereof, take additional action to approve the Agreement or to modify the Agreement, or may abandon the proposal to authorize said Agreement.

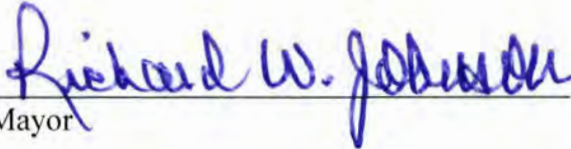
This notice is given by order of the City Council of the City of Ottumwa in the State of Iowa, as provided by Iowa Code Section 364.7.

Dated this 21 day of January, 2025.

Christina Reinhard  
City Clerk, City of Ottumwa in the State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 21<sup>st</sup> day of January, 2025.

  
\_\_\_\_\_  
Mayor

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 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 meeting 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 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 Council 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 21 day of January, 2025.

*Christina Reinhard*

City Clerk, City of Ottumwa, State of Iowa

(SEAL)



**received**  
1-16-25 11:30

**CITY OF OTTUMWA**  
**Staff Summary**

**\*\* ACTION ITEM \*\***

Council Meeting of : Jan 21, 2025

Administration  
Department

Barbara Codjoe  
Prepared By  
Barbara Codjoe  
Department Head

  
\_\_\_\_\_  
City Administrator Approval

AGENDA TITLE: Resolution #11-2025 - Approve and authorize signature of MOU regarding sick time payouts between the City of Ottumwa and Teamsters local No. 238 for the Police Department.

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

RECOMMENDATION: Pass and adopt resolution #11-2025.

DISCUSSION: Approve and authorize the mayor to sign the MOU between the City of Ottumwa and Teamsters local No. 238 for the Police Department.

An error was discovered in the calculations for the maximum amount of hours to be paid for the annual sick payout. This corrects that error.

Source of Funds: N/A

Budgeted Item:  Budget Amendment Needed:

RESOLUTION NO. 11-2025

RESOLUTION TO APPROVE CHANGE IN MAXIMUM PAYOUT AMOUNT

WHEREAS, the City of Ottumwa, Iowa desires to update language in the Police Department contract regarding the maximum payout of sick time; and

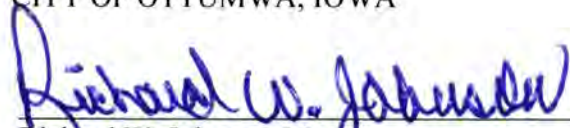
WHEREAS, the City of Ottumwa has reviewed and revised said MOU and finds that approval of said policies and procedures, as revised, would be in the best interest of the City and the employees of the City covered under Teamsters Local No. 238 for the police department, and;

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

the said MOU, with an effective date of January 22<sup>nd</sup>, 2025 are hereby adopted by and for the City of Ottumwa, Iowa, and rescinding all others.

PASSED, ADOPTED and APPROVED this 21<sup>st</sup> day of January, 2025.

CITY OF OTTUMWA, IOWA

  
Richard W. Johnson, Mayor

ATTEST:

  
  
Christina Reinhard, City Clerk



MEMORANDUM OF UNDERSTANDING

Between

OTTUMWA, IOWA And

TEAMSTERS LOCAL NO. 238

Ottumwa, Iowa (hereinafter "the City") and Teamsters Local 238 (hereinafter "the Union") enter this Memorandum of Understanding.

WHEREAS, the City and the Union are parties to a collective bargaining agreement effective July 1, 2023 and continuing through June 30, 2028.

WHEREAS, in an attempt to align sick time payouts;

WHEREAS, the collective bargaining agreement (Article 11, Section 9) states:

**"Section 9. The first full payroll in January of each year, each employee shall be paid for 25% of accrued sick pay according to the following schedule:**

- Police Officers working 2184 hours per year – Hours in excess of 2016, up to a maximum of 50 hours. Employee's sick accrual will be reduced to 2016 hours.
- Communication Specialists working 2080 hours per year – Hours in excess of 1920, up to a maximum of 48 hours and the employee's sick accrual will be reduced to 1920 hours.

WHEREAS, the City and the Union agree to change section (Article 11, Section 9) to:

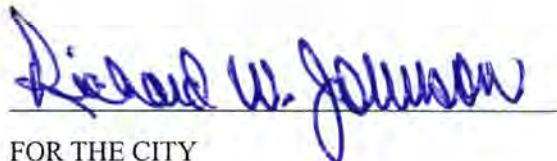
**"Section 9. The first full payroll in January of each year, each employee shall be paid for 25% of accrued sick pay according to the following schedule:**

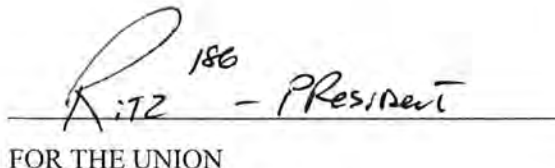
- Police Officers working 2184 hours per year – Hours in excess of 2016, up to a maximum of 72 hours. Employee's sick accrual will be reduced to 2016 hours.
- Communication Specialists working 2080 hours per year – Hours in excess of 1920, up to a maximum of 48 hours and the employee's sick accrual will be reduced to 1920 hours.


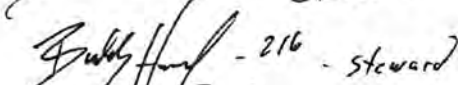
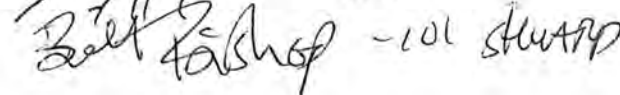
IT IS THEREFORE AGREED AS FOLLOWS:

The City and the Union will change Article 11, Section 9.

This MOU will be attached to the current Collective Bargaining Agreement and the adjustment will be incorporated for future collective bargaining agreements.

  
FOR THE CITY

  
FOR THE UNION

 - Steward  
 - Steward  
 - Steward

The undersigned hereby requests a Closed Session of the Ottumwa City Council on January 21, 2025, pursuant to Code of Iowa §21.5(1)(i) "to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injuring to that individual's reputation and that individual requests a closed session."

With this request, I have also asked for the City Clerk to not be present during said closed session and will have the City Council appoint someone to perform this function.

Signature: Philip Rath

Name (printed): Philip Rath

Date: 01/13/2025

**received**  
1.13.2025