

TENTATIVE AGENDA OTTUMWA CITY COUNCIL

REGULAR MEETING NO. 16 Bridge View Center, 102 Church St.

May 6, 2025 5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

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

B. CONSENT AGENDA Part I:

- 1. Minutes from Regular Meeting No. 15 on April 15, 2025 as presented.
- 2. Acknowledge and approve May 6, 2025 Claims List as submitted by the Finance Department.
- 3. Emergency Medical Services: We Care. For Everyone. Proclamation for May 18-24, 2025.
- 4. National Park Trust Kids to Parks Day Proclamation May 17, 2025.
- 5. Resolution No. 78-2025, approving the contract, bond and certificate of insurance for the Mary Street from Ferry Street to Shaul Avenue Reconstruction Project.

B. CONSENT AGENDA Part II:

- Cigarette Permit Applications for: Elliott Oil Company Albia Road BP (1340 Albia Rd.); North Court BP (1301 N. Court St.); Pennsylvania & Jefferson BP (1147 N. Jefferson); Richmond & Ferry BP (720 Richmond Ave.); West Second BP (1049 W. Second); Walmart #1285 (1940 Venture Dr.); Smokin' Joe's Tobacco & Liquor Outlet #5 (1115 Albia Rd.); Fareway Stores #648 (1325 Albia Rd.). Effective July 1, 2025 – June 30, 2026.
- Tobacco Device Retailer Permit Application for Pink Clouds Smoke Shop (313 N. Madison Ave.) July 1, 2025 - June 30, 2026.
- Beer and/or liquor applications for: Front Runners with outdoor service area, 837 Church St.; Fraternal Order of Eagles Ottumwa Aerie #114, 109 S. Green St.; American Legion OB Nelson #3, 550 W. Main St.; The Bougie Barrel, 101 Church St., Temporary 5-day license on 6/6/2025; Tiki X, 317 E. Main, Temporary 5-day license on 5/14/2025; Ottumwa Elks Lodge 347, Temporary Outdoor Service Area 5-day license 6/18-22 at the Jimmy Jones Shelter; All applications pending final inspections.

C APPROVAL OF AGENDA

D. ADMINISTRATORS REPORT TO COUNCIL AND CITIZENS:

- 1. Community Spotlight: Gateway Student Project to Address Chronic Absenteeism.
- 2. Greater Ottumwa Partners in Progress (GOPIP) Update Marc Roe, Executive Director.
- 3. Legislative Update

All items on this agenda are subject to discussion and/or action.

E. IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:

(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)

F. PUBLIC HEARING:

- 1. This is the time, place and date set for a public hearing on the proposal to convey certain real property located at 422 North Wapello to Alma Perez.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 81-2025, accepting the bid and approving the disposal of 422 North Wapello, Ottumwa, Iowa, to Alma Perez for the sum of \$7,777.77.

RECOMMENDATION: Pass and adopt Resolution No. 81-2025.

- 2. This is the time, place and date set for a public hearing on the proposal to convey certain real property located at 126 South Cooper to Samuel Duran.
 - A. Open the public hearing.
 - B. Close the public hearing.
 - C. Resolution No. 82-2025, accepting the bid and approving the disposal of 126 South Cooper, Ottumwa, Iowa to Samuel Duran for the sum of \$25,607.

RECOMMENDATION: Pass and adopt Resolution No. 82-2025.

- G. ORDINANCES:
 - Ordinance No. 3242-2025, Establishing Solid Waste Fees for Noncommercial Establishments by Repealing and Replacing Section 31 ¹/₂ - 35 of the Municipal Code of the City of Ottumwa, Wapello County, Iowa.

RECOMMENDATION: Pass the third consideration and adopt Ordinance No. 3242-2025.

H. DEPARTMENTAL, BOARD, OR COMMISSION RECOMMENDATIONS/REPORTS: 1. Historic Preservation Certified Local Government Annual Report.

RECOMMENDATION: Accept Certified Local Government Annual Report.

- I. RESOLUTIONS:
 - 1. Resolution No. 69-2025, approving changes to the Compensation Handbook.

RECOMMENDATION: Pass and adopt Resolution No. 69-2025.

 Resolution No. 70-2025, setting May 20, 2025 as the date for a public hearing on the Amendment to Fiscal Year 2025 Budget.

RECOMMENDATION: Pass and adopt Resolution No. 70-2025.

 Resolution No. 71-2025, approving submission of application for the Iowa Airport Improvement Program (IAIP) and certifying eligibility requirements.

RECOMMENDATION: Pass and adopt Resolution No. 71-2025.

4. Resolution No. 72-2025, approving Minimum Assessment Agreements related to the Amended and Restated Ottumwa Urban Revitalization Plan for the Ottumwa Urban Revitalization Area.

RECOMMENDATION: Pass and adopt Resolution No. 72-2025.

 Resolution no. 73-2025, authorizing the Mayor to execute one (1) permanent Sewer Easement for 605 E. Fourth Street for Construction of Public Improvements for the Blake's Branch, Phase 8, Division 3, Sewer Separation Project.

RECOMMENDATION: Pass and adopt Resolution No. 73-2025.

6. Resolution No. 74-2025, approving Change Order No. 4 for the Ottumwa Cemetery Office and Maintenance Building Project.

RECOMMENDATION: Pass and adopt Resolution No. 74-2025.

7. Resolution No. 75-2025, approving Hearing Protection Policy for City of Ottumwa employees.

RECOMMENDATION Pass and adopt Resolution No. 75-2025.

8. Resolution No. 76-2025, approving the City's Wellness Program.

RECOMMENDATION: Pass and adopt Resolution No. 76-2025.

9. Resolution No. 77-2025, awarding the Washington Street Reconstruction Project to DC Concrete and Construction of Douds, Iowa in the amount of \$738,491.

RECOMMENDATION: Pass and adopt Resolution No. 77-2025.

10. Resolution No. 79-2025, approving Change Order No. 1 and accepting the work as final and complete for the Church Street Crosswalks Project.

RECOMMENDATION: Pass and adopt Resolution No. 79-2025.

 Resolution No. 80-2025, setting the date for a Public Hearing on the proposal to convey interests in real property to the Ottumwa Community School District via a Real Estate Exchange Agreement.

RECOMMENDATION: Pass and adopt Resolution No. 80-2025.

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

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. ***



FAX COVER SHEET

C'. CO.	Londo Allan	÷	
City of Ott	tumwa		
DATE:	5/2/2025 TIME:_	8:40 AM	NO. OF PAGES4
			(Including Cover Sheet
ТО:	News Media	CO:	
FAX NO:_			
FROM:	Christina Reinhard		
FAX NO:	641-683-0613	PHONE	NO: <u>641-683-0620</u>
	Tentative Agenda for M. at the Bridge View C		Council Meeting #16 to be held on 5/6/20 Street.

5/02/2025 FRI 08:52	FAX	City of Ottumwa	a Admin	Ø.00
	*******	****		
	FAX MULTI 1	TX REPORT		
	********	****		
JOB NO.	0550			
DEPT. ID	4717			
PGS.	4			
TX INCOMPLETE				
TRANSACTION OK	916606271885	KTVO		
	916416823269	Ottum	a Waterworks	
ERROR	916416847834	Ottum	a Courier	
	916416828482	Tom FM		



OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: <u>5/2/2025</u> TIME: <u>8:40 AM</u> NO. OF PAGES 4

(Including Cover Sheet)

Dh

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 #16 to be held on 5/6/2025 at 5:30 P.M. at the Bridge View Center, 102 Church Street.

/2025 FRI 08:	52	iR-ADV C5550 III

JOB NO. DEPT. ID ST. TIME SHEETS FILE NAME	0550 4717 05/02 08:39 4	
TX INCOMPLETE TRANSACTION OF ERROR	x 916606271885 916416823269 916416847834	KTVO Ottumwa Waterworks Ottumwa Courier
		OTTUMWA
City of Ott		OTTUMWA
	umwa	OTTUMWA
DATE:	umwa	OTTUMWA FAX COVER SHEET 8:40 AM NO. OF PAGES 4 (Including Cover Sheet)
DATE:	umwa <u>5/2/2025</u> TIME: News Media	OTTUMWA FAX COVER SHEET <u>8:40 AM</u> _NO. OF PAGES_4 (Including Cover Sheet) CO:
DATE: TO: FAX NO:_	umwa 5/2/2025 TIME: News Media	OTTUMWA FAX COVER SHEET <u>8:40 AM</u> _NO. OF PAGES_4 (Including Cover Sheet) CO:
DATE: TO: FAX NO: FROM:	umwa <u>5/2/2025</u> TIME: News Media	OTTUMWA FAX COVER SHEET NO. OF PAGES_4(Including Cover Sheet)
DATE: TO: FAX NO: FROM: FAX NO:	umwa TIME: News Media Christina Reinhard 641-683-0613	OTTUMWA FAX COVER SHEET <u>8:40 AM</u> _NO. OF PAGES_4 (Including Cover Sheet) CO:

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

REGULAR MEETING NO. 15 Bridge View Center, 102 Church St.

April 15, 2025 5:30 O'Clock P.M.

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

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

Galloway moved, seconded by Hoffman to approve consent agenda: Mins. from Special Mtg. No. 12 on March 27, 2025, Special Mtg. No. 13 on April 1, 2025 and Regular Mtg. No. 14 on April 1, 2025 as presented; Ack. and approve April 15, 2025 Claims List submitted by Finance; Ack. March 2025 Financial Stmts.; Civil Service Elig. Lists for April 9, 2025: Code Compliance Officer Entr.; Police Officer Entr.; Master Firefighter Promo; Fire Captain Promo; Asst. Fire Chief Promo; Proclamation of May 2025 as Mental Health Month; Res. No. 58-2025 – approving purchase of 2025 Polaris Ranger for Ottumwa Reg. Airport (\$17,914.46); Res. No. 62-2025, Setting May 6, 2025 as date for a Public Hearing on proposal to convey certain real property located at 422 N. Wapello, to Alma Perez; Res. No. 63-2025, Setting May 6, 2025 as date for a Public Hearing on proposal to convey certain real property located at 422 N. Wapello, to Alma Perez; Res. No. 63-2025, Setting May 6, 2025 as date for a Public Hearing on proposal to convey certain real property located at 422 N. Wapello, to Alma Perez; Res. No. 63-2025, Setting May 6, 2025 as date for a Public Hearing on proposal to convey certain real property located at 126 S. Cooper, to Samuel Duran; Beer and/or liquor applications for: Walgreens, 327 W. Fourth; Parkview Plaza (Hotel Ottumwa), 107 E. Second. Motion carried 4-1. Ayes: Galloway, Hoffman, McAntire, Caviness. Nays: Reid.

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

Mayor Johnson presented Proclamation to Brittany Hoover, Executive Dir. of NAMI South Central Iowa.

City Admin. Rath reported on conference he attended followed by legislative update.

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

This was the time, place and date set for a public hearing approving Plans, Specs., Form of Contract and Est. Cost for Washington Street Reconstruction Project. PW Dir./City Engineer Burgmeier presented. No objections rec'd. Hoffman moved, seconded by Galloway to close public hearing. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 53-2025, approving Plans, Specs., Form of Contract and Est. Cost for Washington Street Reconstruction Project, be passed and adopted. All ayes.

This was the time, place and date set for a public hearing on FY26 Annual City Budget and certifying taxes for the City of Ottumwa. Finance Dir. O'Donnell presented; council will vote on three separate positions before approving the authorizing resolution. Second yr. under HF718 regulations; some shortfalls planned; some not; \$0.19 increase to levy. Of the total amount coming in from property tax, only about 47% comes into the City. When Council adopted FY25 City Budget, they did so knowing of a shortfall around \$250,000; we are now predicting an actual surplus (around \$300,000) in the General Fund. Rath reported one of the major reasons for a budget shortfall is budgeting every position within the City as 100% filled; in reality, we have some vacancies. Ms. Howard asked what the current overall vacancy rate is for the City; HR Dir. Codjoe reported twelve vacancies with 191 full time equivalent positions across the City. Hoffman moved, seconded by McAntire to close public hearing. All ayes.

Caviness moved, seconded by McAntire to consider and approve Admin. Specialist position for Fire Dept. with est. salary \$44,644.57, to be included in FY26 City Budget. Motion failed 0-5. Ayes: None. Nays: Reid, Galloway, Hoffman, McAntire, Caviness.

McAntire moved, seconded by Reid to consider and approve Senior Maintenance Worker (Turf Specialist) for Parks Dept. with est. salary \$54,208.81, to be included in FY26 City Budget. Motion carried 4-1. Ayes: Reid, Galloway, Hoffman, McAntire. Nays: Caviness.

McAntire moved, seconded by Hoffman to consider and approve Facility Maintenance Mgr. with est. salary \$63,767.52, to be included in FY26 City Budget. Motion failed 0-5. Ayes: None. Nays: Reid, Galloway, Hoffman, McAntire, Caviness.

Galloway moved, seconded by Hoffman that Res. No. 60-2025, Adopting Annual Budget Estimate for FY Ending June 30, 2026, be passed and adopted. O'Donnell reported budgeted shortfall including one position passed by council, will be \$468,483. Motion carried 4-1. Ayes: Reid, Galloway, Hoffman, McAntire. Nays: Caviness.

This was the time, place and date set for a public hearing approving Plans, Specs., Form of Contract and Est. Cost for Mary St. Reconstruction Project. Burgmeier reported; estimated cost \$3,336,367.40. No objections rec'd. Caviness moved, seconded by Hoffman to close public hearing. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 65-2025, approving Plans, Specs., Form of Contract and Est. Cost for Mary St. Reconstruction Project, be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman to pass second consideration of Ord. No. 3242-2025, Establishing Solid Waste Fees for Noncommercial Establishments by Repealing and Replacing Section 31 ¹/₂ - 35 of the Municipal Code. All ayes.

Galloway moved, seconded by Reid to approve fee of \$150 with \$50 Damage Deposit for Railroad Clubhouse Rental. Parks & Rec. Dir. Rathje reported. All ayes.

Hoffman moved, seconded by Galloway to approve fees seven dollars per day for Summer Daily Admission and five dollars per day for indoor pool use only (beginning Summer 2025). All ayes.

Galloway moved, seconded by Hoffman to grant authorization to Ottumwa Area Arts Council to create a Graffiti Wall in Third St. Parking Lot. All ayes.

Hoffman moved, seconded by Reid that Res. No. 59-2025, removing special assessments applied to 112 College contained on the following Res: 131-2009, 1-2010, 13-2011, 215-2011, 238-2012, 252-2013, 291-2014, 268-2015, 286-2016, 267-2017, 284-2018, 266-2019, 260-2020, 209-2021, 41-2023 and 199-2024, be passed and adopted. Rath reported if and when a tax sale deed for the property at 112 College is obtained by Ottumwa Comm. School Dist., the special assessments for said property in the amt. \$15,704.88 including admin. costs and all interest be removed. All ayes.

McAntire moved, seconded by Hoffman that Res. No. 61-2025, Approving and Auth. a form of Loan and Disbursement Agt. by and Between the City of Ottumwa and the IA Finance Auth., and Auth. and Providing for Issuance and Securing Pymt. of \$16,000,000 Sewer Revenue Capital Loan Notes, Series 2025A, of the City of Ottumwa, Under Provisions of the Code of IA, and Providing for a Method of Pymt. of Said Notes; Approval of Tax Exemption Cert., be passed and adopted. All ayes.

Caviness moved, seconded by Hoffman that Res. No. 64-2025, approving Professional Services for V&K for CSO Long-Term Control Plan (LTCP) Update Agt. and Auth. Mayor to sign Agt., be passed and adopted. Individuals from V&K attended mtg. All ayes.

Caviness moved, seconded by McAntire that Res. 66-2025, awarding Mary Street Reconstruction Project to Jones Contracting of West Point, IA, (\$2,731,777), be passed and adopted. All ayes.

Caviness moved, seconded by Galloway that Res. No. 67-2025, approving Change Order No. 1 for Blake's Branch Sewer Separation Ph. 8, Div. 3 Project, be passed and adopted. Burgmeier reported CO#1 decreases contract by \$426,489.67; new contract sum \$14,281,073.33. All ayes.

Caviness moved, seconded by Reid that Res. No. 68-2025, approving Professional Services Agt. between City of Ottumwa and French Reneker for WPCF Concrete Repair Project, be passed and adopted. All ayes.

Mayor Johnson inquired if anyone from the audience wished to address Council on any non-agenda items. Mr. Paxton requested to speak on a few items. (1608 E. Main still needs repaired, shed hasn't been repaired according to repair plan; sidewalks need attention in the area of 1617 & 1620 E. Main; requested to purchase property on E. Main that was vacated years ago for Hwy 34/64 IDOT Project.

There being no further business, Galloway moved, seconded by Reid that the mtg. adjourn. All ayes.

Adjournment was at 7:31 P.M.

CITY OF OTTUMWA, IOWA

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, CMC, City Clerk

Published in the Ottumwa Courier on 4/26/2025.

3 | P a g c Regular Meeting No. 15 4/15/2025

Item No. BI.-2.

CITY OF OTTUMWA		
CLAIMS LISTING FOR 5-6-25 COUNCIL MEETING		
Vendor Name	Purpose	Amount
AA LOCKS & KEYS	BUILDING MAINT REPAIR	402.21
ACCESS SYSTEMS	OFFICE SUPPLIES	139.1
AHLERS & COONEY P.C.	LEGAL FEES	12,902.30
ALL AMERICAN	GROUNDS MAINT & REPAIR	200
ALL ROADS TRUCK & TRAILER	VHCL MTCE SUPPLIES	320
ALTORFER	VHCL MTCE SUPPLIES	1,742.57
AMERICAN BOTTLING COMPANY	CONCESSION - RESALE	161.4
ATOMIC TERMITE & PEST	MISC CONTRACT WORK	343
BAILEY OFFICE EQUIPMENT	OFFICE SUPPLIES	1,491.06
BI-STATE CONTRACTING INC.	CONTRACTUAL SERVICES	336,048.50
BLACK'S TIRE COMPANY LLC	VHCL MTCE SUPPLIES	1,225.46
BRIDGE CITY SANITATION LL	FUEL SURCHARGE	11,466.69
BUB'S TREE CARE	TREE TRIMMING	5,400.00
CAITLYNN BELZ	REFUNDS	50
CALEB MITCHELL	CLOTHING ALLOWANCE	200
CANTERA AGGREGATES LLC	STREET MAINT SUPPLIES	9,906.14
CATRINA TOMAS SABASTAIN	PAYMENTS TO OTHER ENTITIES	235
CENTRAL IOWA FASTENERS	OTHER SUPPLIES	284.05
CHRISTINA REINHARD	TRAVEL & CONFERENCE	118.58
CHRISTNER CONTRACTING INC	CONTRACTUAL SERVICES	17,647.36
CITY OF OTTUMWA, CEMETERY	CASH INVESTED PASSBK SVNG	350
COBAN TECHNOLOGIES, INC	OTHER CAPITAL EQUIPMENT	31,160.00
CONSOLIDATED ELECTRICAL	STREET MAINT SUPPLIES	66.4
CRANE CONCRETE READY MIX INC	CAPITAL IMPROVEMENTS	9,121.00
D P PLUMBING PLUS	BLDG MAINT & REPAIR	85
DAKOTA SUPPLY GROUP	SEWER/DRAINAGE SUPPLIES	14,857.40
DANIELS FILTER SERVICE	OPERATING SUPPLIES	694.16
DAVID L. CECIL	PAYMENTS TO OTHER ENTITIES	100
DC CONCRETE & CONST LLC	CONTRACTUAL SERVICES	102,560.10
DOUDS STONE LLC	GROUNDS MAINT & REPAIR	41.34
ECOSYSTEMS INC	SLUDGE HAULING	6,120.00
ELLIOTT BULK SERVICES LLC	FUEL	2,541.45
FASTENAL COMPANY	OFFICE SUPPLIES	167.3
GARDEN & ASSOCIATES LTD	ENGINEERING	13,920.00
GEOTECH SAND & STONE INC	STREET MAINT SUPPLIES	2,402.20
GILA LLC	TOOLS & SMALL EQUIP	2,995.00
GRAFIX SHOPPE	VHCL MTCE SUPPLIES	1,265.00
GREATER OTTUMWA PARTNERS	CONTRACTUAL SERVICES	15,000.00
GREG CANTRELL	TRAINING	196.99
GRP & ASSOCIATES	HAZARDOUS WASTE DISPOSAL	190.99
HANNAH BATTERSON	REFUNDS	50
HARDY DIAGNOSTICS	LAB SUPPLIES	179.39
HDR ENGINEERING INC.	CAPITAL IMPROVEMENTS	2,332.80
HEIMAN FIRE EQUIPMENT	TOOLS & SMALL EQUIP	17,441.54

HELMUTH REPAIR INC.	VHCL MTCE SUPPLIES	371.25
HOPKINS & HUBBNER PC	LEGAL FEES	8,868.44
HYDRO DRAMATICS	EQUIP REPAIR	1,125.49
HY-VEE ACCOUNTS RECEIVABL	OTHER SUPPLIES	131.71
IDEAL READY MIX	STREET MAINT SUPPLIES	4,146.00
ILLINOIS LIBRARY ASSOCIATION	PROGRAM SUPPLIES	341.26
INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	2,648.42
INTERNATIONAL CODE COUNCI	TRAINING	69
IOWA DEPT NATURAL RESOURC	IDNR SOLID WASTE FEES	26,591.08
IOWA DEPT TRANSPORTATION	STREET MAINT SUPPLIES	12,434.38
IOWA HAZMAT TASK FORCE	DUES & MEMBERSHIPS	100
IOWA LAW ENFORCEMENT ACADEMY	TRAINING	975
J & J MOWING	CONTRACTUAL SERVICES	300.76
JONES CONTRACTING CORP	CONTRACTUAL SERVICES	44,295.88
JUVENAL MARQUEZ	PAYMENTS TO OTHER ENTITIES	235
KATELYN RODRIGUEZ	REFUNDS	50
KEATON FOSDYCK	CLOTHING ALLOWANCE	155.1
KIRKHAM MICHAEL	ENGINEERING	16,271.42
KOLBY MERCER	TRAVEL & CONFERENCE	91.57
LEGACY FIRE APPARATUS	VHCL MTCE SUPPLIES	4,059.25
LEGACY FOUNDATION	TRAINING	35
LIBERTY TIRE	TIRE DISPOSAL	2,769.68
LINDA CHRISMAN	REFUNDS	100
LORI CREECH	C:LOTHING ALLOWANCE	135
MAIN STREET OTTUMWA	DOWNTOWN MAINTENANCE	9,784.50
MANATT'S INC	STREET MAINT SUPPLIES	6,967.60
MARTIN'S FLAG COMPANY LLC	OPERATING SUPPLIES	248.63
MARTIN'S FLAG COMPANY LLC	TRAINING	260.72
MCKENNA BOWEN-FITZGERALD	REFUNDS	50
MCKIM TRACTOR SERVICE LLC	VHCL MTCE SUPPLIES	126.12
MICHELLE ORTELL	REFUNDS	120
MICROBAC LABORATORIES INC	LAB SUPPLIES	612.5
MIDWEST ALARM SERVICES	BLDG MAINT & REPAIR	16,937.42
MIDWEST ALARM SERVICES	LIBRARY MAT-GRUBB ESTATE	41.23
MIKES TIRE AND	VHCL MTCE SUPPLIES	8,343.00
MOBILE LOCKSMITH & ALARM,	BLDG MAINT & REPAIR	286.75
	OTHER MAINT & REPAIR	688.56
MOTION INDUSTRIES MUNICIPAL SUPPLY INC	OTHER MAINT & REPAIR	5,993.38
	OTHER PROF SERV	2,995.00
NEXT LEVEL RESPONSE SOL NORRIS ASPHALT PAVING INC	STREET MAINT SUPPLIES	2,581.82
	GROUNDS MAINT & REPAIR	55
OFFICIAL PEST CONTROL	CONTRACTUAL SERVICES	375
ONSITE SERVICE SOLUTIONS	IMPREST CASH	390
PETTY CASH THE BEACH	LAB SUPPLIES	582.69
PHENOVA, INC.	OTHER CAPITAL EQUIP	5,000.00
PRAIRIE AG SUPPLY INC	AUTOMOTIVE EQUIPMENT	2,230.38
	OTHER MAINT & REPAIR	187.5
RED ROOSTER WELDING	UTHER MAINT & REPAIR	107.5

REGINA TIPPETT	REFUNDS	50
REVOCABLE TRUST CAROLYN DEARBORN	PAYMENTS TO OTHER ENTITIES	760
RICHARD LEVI RITZ	CLOTHING ALLOWANCE	200
RIPPLING WATERS	CONTRACTUAL SERVICES	10,000.00
RJ PERFORMANCE INC	VHCL MTCE SUPPLIES	710.82
ROTARY CLUB OF OTTUMWA	DUES & MEMBERSHIPS	215.5
S & L ALL SEASON	OPERATING SUPPLIES	103.11
SAMANTHA CAIN	TRAVEL & CONFERENCE	15.4
SCHUMACHER ELEVATOR CO	BUILDING MAINT REPAIR	980.82
SOLENIS	OPERATING SUPPLIES	4,740.30
STANARD & ASSOC INC	OTHER PROF SERV	89.5
SUPREME STAFFING INC	CONTRACT EMPLOYEES	29,619.66
SUTPHEN CORPORATION	PRINTING	100
THE DEALT HAND	PROGRAM SUPPLIES	270
THE STITCH DOCTOR	CLOTHING ALLOWANCE	384.84
THOMAS QUINN	PAYMENTS TO OTHER ENTITIES	1,230.00
TIMOTHY L. HALL	REFUNDS	50
TORRES CONSTRUCTION	CONTRACTUAL SERVICES	8,000.00
TOTAL CHOICE SHIPPING	POSTAGE & SHIPPING	4.7
TRUITT ABSTRACT COMPANY	CONTRACTUAL SERVICES	935
WALTER HORNBACK	TRAINING	156.8
WAPELLO COUNTY SHERIFF	ELECTRIC	8,015.96
WAYNE'S TIRE	VHCL MTCE SUPPLIES	656
WILLETT HOFMANN	CONTRACTUAL SERVICES	1,575.00
WINGER COMPANIES	SUSTENANCE SUPPLIES	7,837.59
WRH INC	CONTRACTUAL SERVICES	34,485.00
YOHANES KEREDE	CONTRACTUAL SERVICES	10,000.00
AFLAC	AFLAC DEDUCTION PAYABLE	1694.3
CENTURYLINK	TELEPHONE/IT	163.12
CHILD SUPPORT SERVICES	CHILD SUPPORT PAYABLE	2077.06
IOWA DEPT OF JUSTICE	PAYMENTS TO OTHER ENTITIES	790
MIDAMERICAN ENERGY CO	NATURAL GAS	537.7
MISSIONSQUARE	ICMA DEF COMP PAYABLE	1305.38
OTTUMWA WATER & HYDRO	OPERATING SUPPLIES	153.24
SOUTHERN IOWA ELECTRIC	OPERATING SUPPLIES	84.72
UKG KRONOS SYSTEMS LLC	CONTRACTUAL SERVICES	6223.18
UPS	POSTAGE & SHIPPING	37.32
WAPELLO COUNTY SHERIFF	PAYMENTS TO OTHER ENTITIE	5155.84
WINDSTREAM ENTERPRISE	Telephone/IT	2228.05
WOODRIVER ENERGY LLC	NATURAL GAS	9499.28
PITNEY BOWES BANK INC	POSTAGE & SHIPPING	1500
ALLIANT ENERGY COMPANY	ELECTRIC	75312.27
MIDAMERICAN ENERGY CO	NATURAL GAS	80
IMWCA	FIRE W/C 411 CLAIMS	750
BRIDGE CITY SANITATION LL	OTHER PROF SERV	165100.91
ELLIOTT OIL COMPANY	FUEL	17488.24
GREGG YOUNG AUTOMOTIVE	VHCL MTCE SUPPLIES	999.06

I & J MOWING	CONTRACTUAL SERVICES	1832.5
ADVANTAGE ADMINISTRATORS	OTHER PROF SERV	190.3
ALLIANT ENERGY COMPANY	EQUIP REPAIR	1679.77
AUTOZONE INC	VHCL MTCE SUPPLIES	25.57
CENTURYLINK	Telephone/IT	1077.7
CENTURYLINK	TELEPHONE/IT	5.52
CHILD SUPPORT SERVICES	CHILD SUPPORT PAYABLE	2077.06
ELLIOTT BULK SERVICES LLC	FUEL	5373.51
ELLIOTT OIL COMPANY	IOWA FUEL TAX	162.65
HUMANA INSURANCE CO	HEALTH CLAIMS	26360.8
HY-VEE accounting	TRAVEL & CONFERENCE	5651
IMWCA	FIRE W/C 411 CLAIMS	17613.84
INFOMAX OFF SYSTEMS INC	CONTRACTUAL SERVICES	937.96
MISSIONSQUARE	ICMA DEF COMP PAYABLE	1305.38
OTTUMWA HEALTH GROUP LLC	EMPLOYEE PHYSICALS/TESTS	527
OTTUMWA WATER & HYDRO	WATER	489.53
PITNEY BOWES BANK INC	POSTAGE & SHIPPING	401
RJ PERFORMANCE INC	OTHER CAPITAL EQUIP	17914.46
WAPELLO COUNTY UNITED WAY	UNITED WAY DED PAYABLE	10
TOTAL		1311286.2



Item No. BI.-3.

EMS Week Proclamation

To designate the Week of May 18-24, 2025, as Emergency Medical Services Week

(EMS Week).

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services fills healthcare gaps by providing important, out-ofhospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating the Emergency Medical Services Week; now

THEREFORE, I Richard W. Johnson, Mayor, City of Ottumwa, IA in recognition of this event do hereby proclaim the weekof May 18 - 24, 2025, as

EMERGENCY MEDICAL SERVICES WEEK

The 51st anniversary of EMS Week theme is **EMS WEEK: We Care. For Everyone**. I encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

Richard W. Johnson, Mayor

Item No. BI.-4.



Proclamation Proclaiming May 17, 2025, as Kids to Parks Day in the City of Ottumwa

WHEREAS, May 17, 2025, is the fifteenth Kids to Parks Day organized and launched by the National Park Trust held annually on the third Saturday of May; and

WHEREAS, Kids to Parks Day Day empowers kids and encourages families to get outdoors and visit local parks, public lands, and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat issues of childhood obesity, diabetes, hypertension, and hypercholesterolemia; and

WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and the outdoors; and

WHEREAS, Kids to Parks Day will recognize the importance of recreating responsibly while enjoying the benefits of the outdoors; and

NOW THEREFORE, I, Mayor, Richard Johnson do hereby proclaim May 17, 2025, as Kids to Parks Day.

Signed by the Mayor of Ottumwa, Iowa on this date 05/06/2025.

Richard W. Johnson, Mayor



CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

Engineering Department

Phillip Burgmeier Prepared By Plil

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #78-2025. Approving the contract, bond, and certificate of insurance for the Mary Street from Ferry Street to Shaul Avenue Reconstruction Project.

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

RECOMMENDATION: Pass and adopt Resolution #78-2025.

DISCUSSION: These are the required bonds, certificate of insurance and signed contract with Jones Contracting Corp. of West Point, Iowa for the above referenced project and are now on file with the City Clerk. This project was awarded at the April 15, 2025 City Council Meeting in the amount of \$3,336,367.40.

Funding Amount
\$ 2,173,460.08
\$ 490,044.40
\$ 68,272.52
\$ 2,731,777.00

RESOLUTION #78-2025

A RESOLUTION APPROVING THE CONTRACT, BOND, AND CERTIFICATE OF INSURANCE FOR THE MARY STREET FROM FERRY STREET TO SHAUL AVENUE RECONSTRUCTION PROJECT

- WHEREAS, The City Council of the City of Ottumwa, Iowa accepted bids for the above referenced project and awarded the contract to Jones Contracting Corp. of West Point, Iowa in the amount of \$3,336,367.40 based on total unit price and estimated quantities; and,
- WHEREAS, All proper bonds and a certificate of insurance have been filed with the City Clerk and the contract executed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The contract, bond and certificate of insurance with Jones Contracting Corp. of West Point, Iowa, for the above referenced project are hereby approved.

APPROVED, PASSED, AND ADOPTED, this 6th day of May, 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

CONTRACT

3/20/2025 6 19 PM

Letting Date: March 18, 2025	Contract ID: 90-5825-650	Call Order: 106
County: WAPELLO		RICKSON-O'BRIEN & ASSOC., INC.
Cost Center: 631000	Object Code: 890	DBE Commitment: \$0.00
Contract Work Type: PCC PAVEME	NT - GRADE & REPLACE	

This agreement made and entered by and between the Contracting Authority,

CITY OF OTTUMWA

and Contractor,

JONES CONTRACTING CORP. (JO279) City: WEST POINT State IA

It is agreed that the notice and instructions to bidders, the proposal filed by the Contractor, the specifications, the plan, if any, for project(s) listed herein, together with Contractor's performance bond, are made a part hereof and together with this instrument constitute the contract. This contract contains all of the terms and conditions agreed upon by the parties hereto.

Contractor, for and in considerations of \$_2,731,777.00 payable as set forth in the specifications constituting a part of this contract, agrees to construct various items of work and/or provide various materials or supplies in accordance with the plans and specifications therefore, and in the locations designated in the Notice to Bidders.

Contractor certifies by signature on this contract, under pain of penalties for false certification, that the Contractor has complied with Iowa Code Section 452A.17(8) as amended, if applicable, and Iowa Code Section 91C.5 (Public Registration Number), if applicable.

In consideration of the foregoing, Contracting Authority hereby agrees to pay the Contractor promptly and according to the requirements of the specifications the amounts set fourth, subject to the conditions as set forth in the specifications.

It is further understood and agreed that the above work shall also be commenced or completed in accordance with Contract Time of this Contract and assigned Notes.

To accomplish the purpose herein expressed, the Contracting Authority and Contractor have signed this instrument.

For Federal-Aid Contracts the Contractor certifies that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the contract.



Contract Prepared by Contracts and Specifications Bureau

	Contract Project(s)	-	
Contract ID: 90-5825-650	Call Order: 106		Letting Date: March 18, 2025
Project Number: STBG-SWAP-5825(650)SG-90	County:	WAPELLO	
Project Work Type: PCC PAVEMENT - GRADE & REP	PLACE		
Location: In the city of Ottumwa, On Mary St	reet, from Ferry Street W	lest 0.70 to Sha	aul Avenue
Route: MARY STREET			
Non-Federal Aid - Predetermined Wages are not in	Effect		



Contract Prepared by Contracts and Specifications Bureau

Contract Time					
Contract ID:	90-5825-650		Call Order: 106	Letting Date: Marc	h 18, 2025
Site ID			Site Details	1	Liquidated Damages
00	Late Start Date	06/02/2025	120 WORK DAYS		\$1,400.00

(*) - Indicates Cost Plus Time Site. See Schedule of Items for Cost Per Unit



Contract Prepared by Contracts and Specifications Bureau 3/20/2025 6:19 PM

Notes

Contract ID: 90-5825-650

Call Order: 106

Letting Date: March 18, 2025

Notes :

There are no notes for this contract.



Contract Prepared by Contracts and Specifications Bureau

Contract Addenda

Contract ID: 90-5825-650

Call Order: 106

Letting Date: March 18, 2025

No Addenda for this Contract.

3/20/2025 6:19 PM

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Specifications List

Contract ID: 90-5825-650		Call Order: 106	Letting Date: March 18, 2025
Note		Description	
001.2023	The Iowa Department of HIGHWAY AND BRIDO Supplemental Specifica	FICATIONS SERIES 2023 *** of Transportation STANDARD SPECIF GE CONSTRUCTION, SERIES 2023, ations, Developmental Specifications, s ecial Provisions shall apply to construct	plus applicable General Supplemental
410.11	A Storm Water Pollutio Authority for one or mo	OLLUTION PREVENTION PLAN *** n Prevention Plan has been developed re projects on this contract. See the pr specific Storm Water Pollution Preven	roject plans (or other
500.01		between November 15 and April 1 will r shall work during the winter on all wo	
GS-23003	GENERAL SUPPLEME	ENTAL SPECIFICATIONS FOR HIGH	WAY AND BRIDGE

3/20/2025 6:19 PM

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650

Call Order: 106

Letting Date: March 18, 2025

SECTION TOTAL: \$2,173,460.08

SECTION: 0001

Contract	Item Number	Item Quantity	Unit Price		Bid Amount	
Number	Item Description	and Units	Dollars	Cents	Dollars	Cents
0010	2101-0850002	246.000				
	CLEARING AND GRUBBING	UNIT		10.00		2,460.00
0020	2102-2710070	970.000				
	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY		8.24		7,992.80
0030	2102-2710090	2,500.000				
	EXCAVATION, CLASS 10, WASTE	CY		12.88		32,200.0
0040	2105-8425015	1,300.000				
	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY		10.50		13,650.00
0050	2109-8225100	36.780				
	SPECIAL COMPACTION OF SUBGRADE	STA		500.00		18,390.0
0060	2115-0100000	2,479.900				
	MODIFIED SUBBASE	CY		60.40	1	49,785.9
0070	2123-7450020	74.160				
	SHOULDER FINISHING, EARTH	STA		275.00		20,394.0
080	2301-1033080	12,616.900				
	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	SY		65.20	8	22,621.8
0090	2315-8275025	70.380				
	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	TON		37.00		2,604.00
0100	2416-0100048	1.000				
	APRONS, CONCRETE, 48 IN. DIA.	EACH	7,	00,00		7,000.0

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650 Call Order: 106

Letting Date: March 18, 2025

SECTION TOTAL: \$2,173,460.08

SECTION: 0001

Contract	Item Number	Item Quantity	Item Quantity Unit Price		Bid An	nount
Line Number	Item Description	and Units	Dollars	Cents	Dollars	Cents
0110	2435-0140184	1.000				
	MANHOLE, STORM SEWER, SW-401, 84 IN.	EACH	12,	875.00		12,875.00
0120	2435-0250100	3.000				
	INTAKE, SW-501	EACH	5,	000.00		15,000.00
0130	2435-0250300	2.000				
	INTAKE, SW-503	EACH	7,	000.00		14,000.00
0140	2435-0250500	11.000				
	INTAKE, SW-505	EACH	6,	750.00	1	74,250.00
0150	2435-0250600	12.000				
	INTAKE, SW-506	EACH	9,	250.00	1	11,000.00
0160	2435-0251100	2.000				
	INTAKE, SW-511	EACH	4,	600.00		9,200.0
0170	2435-0251300	1.000				
	INTAKE, SW-513	EACH	5,	250.00		5,250.0
0180	2435-0600010	4.000				
	MANHOLE ADJUSTMENT, MINOR	EACH	2,	240.25		8,961.00
0190	2435-0600020	5.000				
	MANHOLE ADJUSTMENT, MAJOR	EACH	3,	090.00		15,450.00
0200	2435-0700010	4.000				
	CONNECTION TO EXISTING MANHOLE	EACH	2,	060.00		8,240.0
0210	2502-8212204	5,588.000				
	SUBDRAIN, PERFORATED PLASTIC PIPE, 4 IN, DIA.	LF		8.90	19	49,733.2
0220	2502-8221006	4.000				
	SUBDRAIN RISER, 6 IN., AS PER PLAN	EACH	1,	000.00		4,000.0

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650

Call Order: 106

Letting Date: March 18, 2025

SECTION TOTAL: \$2,173,460.08

SECTION: 0001

Contract	Item Number	Item Quantity	Unit Price		Bid Amount	
Number	Item Description	and Units	Dollars	Cents	Dollars	Cents
0230	2502-8221303	56.000				
	SUBDRAIN OUTLET, DR-303	EACH		165.00		9,240.00
0240	2503-0114615	763.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 15 IN.	LF		61.80		47,153.40
0250	2503-0114618	303.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 18 IN.	LF		66.95		20,285.85
0260	2503-0114624	1,194.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 24 IN.	LF		82.40		98,385.60
0270	2503-0114630	71.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 30 IN.	LF		149.35		10,603.85
0280	2503-0114636	316.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 36 IN.	LF		154.50		48,822.00
0290	2503-0114648	62.000				
	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 48 IN.	LF		257.50		15,965.00

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Call Order: 106

Letting Date: March 18, 2025

SECTION TOTAL: \$2,173,460.08

SECTION: 0001

Contract ID: 90-5825-650

Contract	Item Number	Item Quantity	Unit	Unit Price		Bid Amount	
Line Number	Item Description	and Units	Dollars	Cents	Dollars	Cents	
0300	2503-0200036	2,673.000					
	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF		14.20		37,956.60	
0310	2503-0200136	53.000					
	REMOVE STORM SEWER PIPE GREATER THAN 36 IN.	LF		19.40		1,028.20	
0320	2507-6800061	30,000					
	REVETMENT, CLASS E	TON		53.56		1,606.80	
0330	2510-6745850	13,500.200					
	REMOVAL OF PAVEMENT	SY		4.75		64,125.95	
0340	2510-6750600	29.000					
	REMOVAL OF INTAKES AND UTILITY ACCESSES	EACH		504.70		14,636.30	
0350	2511-6745900	281.300					
	REMOVAL OF SIDEWALK	SY		6.50		1,828.45	
0360	2511-7526004	619,100					
	SIDEWALK, P.C. CONCRETE, 4 IN.	SY		51.50		31,883.65	
0370	2511-7526006	82.500					
	SIDEWALK, P.C. CONCRETE, 6 IN.	SY		72.10		5,948.25	
0380	2511-7528101	100.000					
	DETECTABLE WARNINGS	SF		56.65		5,665.00	
0390	2515-2475006	1,677.000					
	DRIVEWAY, P.C. CONCRETE, 6 IN	SY		63.86	2	107,093.22	
0400	2515-6745600	1,157.000					
	REMOVAL OF PAVED DRIVEWAY	SY		8.70		10,065.90	

SECTION TOTAL: \$2,173,460.08

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650	Call Order: 106	Letting Date: March 18, 2025

SECTION: 0001

Contract	Item Number	Item Quantity	Unit Price		Bid An	nount
Number	Item Description	and Units	Dollars	Cents	Dollars	Cents
0410	2524-6765010	41.000				
	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH		154.50		6,334.50
0420	2526-8285000					
	CONSTRUCTION SURVEY	LUMP SUM				29,925.00
0430	2527-9263137	5.000				
	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	EACH		103.00		515.00
0440	2527-9263209	40.800				
	PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED	STA		247.20		10,085.76
0450	2528-2518000	9.000				
	SAFETY CLOSURE	EACH		100.00		900.00
0460	2528-8445110					
	TRAFFIC CONTROL	LUMP SUM				22,042.00
0470	2533-4980005					
	MOBILIZATION	LUMP SUM			1	14,536.56
0480	2552-0000300					
	TRENCH COMPACTION TESTING	LUMP SUM				8,944.00
0490	2599-9999005	2.000				
	('EACH' ITEM) CONNECTION TO EXISTING STORM SEWER/HEADWALL	EACH	3,	090.00		6,180.0
0500	2601-2634100	4.800				
	MULCHING	ACRE		772.50		3,708.0
0510	2601-2636044	2.400				
	SEEDING AND FERTILIZING (URBAN)	ACRE	1,	539.85		3,695.6

SECTION TOTAL: \$2,173,460.08

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650	Call Order: 106	Letting Date: March 18, 2025

SECTION: 0001

Contract	Item Number	Item Quantity	Unit Price		Bid Ar	nount
Number	Item Description	and Units	Dollars	Cents	Bid Am Dollars	Cents
0520	2601-2638352	77.000		100		
	SLOPE PROTECTION, WOOD EXCELSIOR MAT	SQ		10.30		793.10
0530	2601-2642120	2.400				
	STABILIZING CROP - SEEDING AND FERTILIZING (URBAN)	ACRE		515.00		1,236.00
0540	2602-0000309	3,565.000				
	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF		2.00		7,130.00
0550	2602-0000351	3,565.000				
	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	LF		0.20		713.00
0560	2602-0000530	52.000				
	GRATE INTAKE SEDIMENT FILTER BAG, EC-604	EACH		154.50		8,034.00
0570	2602-0000540	52.000				
	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	EACH		5.15		267.80
0580	2602-0000550	52.000				
	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	EACH		5.15		267.80
0590	2602-0010010	6.000				
	MOBILIZATIONS, EROSION CONTROL	EACH		600.00		3,600.00
0600	2602-0010020	6.000				
	MOBILIZATIONS, EMERGENCY EROSION CONTROL	EACH	1	,200.00		7,200.0

\$558,316.92

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650

Call Order: 106

Letting Date: March 18, 2025

SECTION TOTAL:

SECTION: 0002

Roadway Items - Division 2

Contract	Item Number	Item Quantity	Unit F	Unit Price		Bid Amount		
Number	Item Description	and Units	Dollars	Cents	Dollars	Cents		
0610	2435-0130148	9.000						
	MANHOLE, SANITARY SEWER, SW- 301, 48 IN.	EACH	11,	845.00	10	06,605.00		
0620	2504-0114008	2,713.000						
	SANITARY SEWER GRAVITY MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.	LF		65.40	1	77,430.20		
0630	2504-0124008	20.000						
	SANITARY SEWER GRAVITY MAIN, TRENCHLESS, POLYVINYL CHLORIDE PIPE (PVC), 8 IN	LF		139.05		139.05		2,781.00
0640	2504-0200404	1,832.000						
	SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.	LF		66.95	1:	22,652.40		
0650	2504-0240036	2,568.000						
	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN	LF		10.30		26,450.40		
0660	2504-0240235	9.000						
	SANITARY SEWER ABANDONMENT, PLUG	EACH		669.50		6,025.50		
0670	2549-0041005	487,100						
	CURED-IN-PLACE PIPE LINING, MAIN 10 INCH	LF		53.00	3	25,816.30		
0680	2549-0041005	401.800						
	CURED-IN-PLACE PIPE LINING, MAIN 8 INCH	LF		47.00	3	18,884.60		
0690	2549-0041010	16.000						
	CURED-IN-PLACE PIPE LINING, BUILDING SANITARY SEWER SERVICE REINSTATEMENT	EACH		51.50		824.0		

\$558,316.92

SECTION TOTAL:

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

Contract Schedule

Contract ID: 90-5825-650	Call Order: 106	Letting Date: March 18, 2025

SECTION: 0002

Roadway Items - Division 2

Contract Line	Item Number	Item Quantity	Unit F	Price	Bid Amount	
Number	Item Description	and Units	Dollars	Cents	Dollars	Cents
0700	2554-0114012	434.600			-	1.1
	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	LF		77.25		33,572.85
0710	2554-0202200	2.000				
	FITTINGS BY COUNT, DUCTILE IRON, 90 DEG. BEND	EACH	1,	545.00		3,090.00
0720	2554-0204207	3.000				
	WATER SERVICE STUB, PVC, 3/4 IN.	EACH	1,	416.25		4,248.75
0730	2554-0204210	3.000				
	WATER SERVICE STUB, PVC, 1 IN.	EACH	1,	442.00		4,326.00
0740	2554-0205807	3.000				
	WATER SERVICE CURB STOP AND BOX, PVC, 3/4 IN.	EACH		566.50		1,699.50
0750	2554-0205810	3.000				
	WATER SERVICE CURB STOP AND BOX, PVC, 1 IN.	EACH	10	618.00		1,854.00
0760	2554-0207012	2.000				
	VALVE, GATE, DIP, 12 IN.	EACH	5,	330.25		10,660.50
0770	2554-0209012	2.000				
	VALVE REMOVAL, 12 IN.	EACH	13	283.25		566.50
0780	2554-0212030	2.000				
	VALVE BOX REPLACEMENT	EACH		602.55		1,205.10
0790	2554-0214000	1.000				
	FIRE HYDRANT ADJUSTMENT	EACH	1,	184.50		1,184.50
0800	2555-0000010					
	DELIVER AND STOCKPILE SALVAGED MATERIALS Non-Participating	LUMP SUM				2,575.00

IOWA DOT

Contract Prepared by Contracts and Specifications Bureau

	Contract Schedule				
90-5825-650	Call Order: 106	Letting Date: March 18, 2025			
2 - Division 2		SEC	CTION TOT	AL: \$55	58,316.92
Item Number	Item Quantity	Unit Price		Bid Amount	
Item Description	and Units	Dollars	Cents	Dollars	Cents
2599-9999009	438.000				
('LINEAR FEET' ITEM) REMOVAL OF WATER MAIN, 12 IN.	LF		13.39		5,864.82
		Total Bid:		\$2,73	1,777.00
	90-5825-650 2 - Division 2 <u>Item Number</u> Item Description 2599-9999009 ('LINEAR FEET' ITEM) REMOVAL OF	Contract Schedule 90-5825-650 Call Order: 106 2 - Division 2 Item Number Item Description Item Quantity and Units 2599-9999009 438.000 ('LINEAR FEET' ITEM) REMOVAL OF LF	Contract Schedule 90-5825-650 Call Order: 106 Letting 2 SEC - Division 2 Item Number Item Description Item Quantity and Units Unit f 2599-9999009 438.000 Ulits (LINEAR FEET' ITEM) REMOVAL OF WATER MAIN, 12 IN. LF	Contract Schedule 90-5825-650 Call Order: 106 Letting Date: Ma 2 SECTION TOT. - Division 2 Unit Price Item Number Item Description Item Quantity and Units Unit Price 2599-9999009 438.000 Cents (LINEAR FEET' ITEM) REMOVAL OF WATER MAIN, 12 IN. LF 13.39	Contract Schedule 90-5825-650 Call Order: 106 Letting Date: March 18, 202 2 SECTION TOTAL: \$55 - Division 2 Unit Price Bid Ar 1tem Number Item Description Item Quantity and Units Unit Price Bid Ar 2599-9999009 438.000 LF 13.39

3/20/2025 6:19 PM

Doc Express® Document Signing History Contract: 90-5825-650 Document: BO 106 90-5825-650 250318 CONTRACT

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By	
04/18/2025	Jennifer Wilcox Jones Contracting Corp Digital Signature (Signed by Contractor)	
	(Local Public Agency Views and Signs Performance Bond)	
	(Local Public Agency Signs Contract)	
	(Checked by Contracts and Specifications Bureau)	
	(Signed by Contracts and Specifications Bureau)	
	(Marked Completed by Contracts and Specifications Bureau)	

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/25/2025

THIS CERTIFICATE IS ISSUED AS CERTIFICATE DOES NOT AFFIRM BELOW. THIS CERTIFICATE OF I REPRESENTATIVE OR PRODUCER,	TIVELY OF	R NEGATIVELY AMEND, DOES NOT CONSTITUTERTIFICATE HOLDER.	EXTEND OR AL	BETWEEN	VERAGE AFFORDED E	SY THE	POLICIES
IMPORTANT: If the certificate hold If SUBROGATION IS WAIVED, subject this certificate does not confer right	ct to the te	rms and conditions of th	ne policy, certain p	policies may			
ODUCER	s to the cer	incate holder in neu of s	CONTACT				
olmes Murphy & Associates			NAME: Reece Pi		FAX		
727 Grand Prairie Parkway			(A/C, No, Ext): 515-7		(A/C, No):	2	
aukee IA 50263			ADDRESS: RPitz@	holmesmurphy	/.com		
			IN	SURER(S) AFFOI	RDING COVERAGE		NAIC #
			INSURER A : Middles	sex Insurance	Company		23434
SURED		JONCONPC	INSURER B :				
ones Contracting Corp. O Box 156			INSURER C :				
lest Point, IA 52656			INSURER D :				
			INSURER E :				
			INSURER F :				
OVERAGES C	RTIFICAT	E NUMBER: 1824700665			REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLIC INDICATED. NOTWITHSTANDING ANY CERTIFICATE MAY BE ISSUED OR MA EXCLUSIONS AND CONDITIONS OF SUC	REQUIREME Y PERTAIN, H POLICIES	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF ANY CONTRAC ED BY THE POLICI BEEN REDUCED BY	T OR OTHER ES DESCRIBE PAID CLAIMS	DOCUMENT WITH RESPECT D HEREIN IS SUBJECT TO	CT TO V	VHICH THIS
R TYPE OF INSURANCE	ADDL SUBF		POLICY EFF (MM/DD/YYYY	POLICY EXP (MM/DD/YYYY)	LIMIT	s	_
X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		A0217491004	2/1/2025	2/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000, \$ 500,00	
					MED EXP (Any one person)	\$ 10,000)
	-				PERSONAL & ADV INJURY	\$ 1,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER:	-				GENERAL AGGREGATE	\$ 3,000,000	
X POLICY X PRO- LOC					PRODUCTS - COMP/OP AGG	\$ 2,000,000	
the second se		1			PRODUCTS - COMPTOP AGG	\$ 2,000, \$	000
OTHER: AUTOMOBILE LIABILITY		40047404004	2/1/2025	2/1/2026	COMBINED SINGLE LIMIT	\$ 1,000.	000
		A0217491001	2/1/2025	2/1/2026	(Ea accident)	6.000	000
X ANY AUTO OWNED SCHEDULED		and the second s			BODILY INJURY (Per person) \$		
AUTOS ONLY AUTOS					BODILY INJURY (Per accident) PROPERTY DAMAGE		
X AUTOS ONLY X AUTOS ONLY					(Per accident)	5	
						S	
X UMBRELLA LIAB X OCCUR		A0217491007	2/1/2025	2/1/2026	EACH OCCURRENCE \$	\$ 5,000,	000
EXCESS LIAB CLAIMS-MA	DE			1.00	AGGREGATE	\$ 5,000,	000
DED RETENTION \$					Local - Country	s	
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		A0217491006	2/1/2025	2/1/2026	X PER OTH- STATUTE ER		
ANYPROPRIETOR/PARTNER/EXECUTIVE		and the second sec		1.1.1.1.1	E.L. EACH ACCIDENT	\$ 1,000,	000
(Mandatory in NH)					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	
If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$ 1,000,	000
SCRIPTION OF OPERATIONS / LOCATIONS / VE E: PCC PAVEMENT - GRADE & REPI roject Number: STBG-SWAP-5825(650 he Iowa Department of Transportation	ACE)SG-90		1.1.1.1.1.1		Constant and the	all 99 co	ounties.
ERTIFICATE HOLDER			CANCELLATION	1			
lowa Department of Tra 800 Lincoln Way	sportation	and all 99 Counties	THE EXPIRATIO	ON DATE TH	DESCRIBED POLICIES BE C EREOF, NOTICE WILL I CY PROVISIONS.		
Ames IA 50010			Kari Cool	T	ORD CORPORATION.		

The ACORD name and logo are registered marks of ACORD



Bond	Number:	441991Y	

Contract I.D.: 90-5825-650

County: Wapello

KNOW ALL PERSONS BY THESE PRESENTS: That we,

Jones Contracting Corp.

of

PO Box 156, West Point, IA 52656

(hereinafter called the Principal) and

Westfield Insurance Company

of

1 Park Circle, Westfield, OH 44251

(hereinafter called the Surety) are held and firmly bound unto the

City of Ottumwa

(Iowa DOT, County, or City name, etc.)

(hereinafter called the Contracting Authority) lowa, in the sum of

Nine Million Forty One Thousand Nine Hundred Fourteen Dollars and 99/100	dollars

(\$ \$9,041,914,99

lawful money of the United States, to the payment of which sum, well and truly to be made, we bind ourselves, our executors, administrators, successors, and assigns jointly and severally by these presents. THE CONDITION OF THIS OBLIGATION IS SUCH, THAT whereas the above bounden Principal did enter into a written contract

with the Contracting Authority to perform

PCC Pavement - Grade & Replace, Project Number: STBG-SWAP-5825(650)--SG-90 In connection with Proposal Submitted March 18: 2025

Copy of which contract, together with all of its terms, covenants, conditions, and stipulations, is incorporated herein and made a part hereof as fully and completely as if said contract were recited at length; and whereas, the principal and sureties on this bond hereby agree to pay all persons, firms, or corporations having contracts directly with the principal or with subcontractors, all just claims due them for labor performed or materials furnished, in the performance of the contract on account of which this bond is given, when the same are not satisfied out of the portion of the contract price which the public corporation is required to retain until completion of the public improvements, but the principal and sureties shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law.

Now, if the principal shall in all respects fulfill his said contract according to the terms and tenor thereof, and shall satisfy all claims and demands incurred for the same, and shall fully indemnify and save harmless the Contracting Authority from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Contracting Authority all outlays and expense which it may incur in making good any such default, then the obligation is to be void and of no effect: otherwise to remain in full force and effect. Every surety on this bond shall be deemed and held, any contract to the contrary notwithstanding, to consent without notice:

- 1. To any extension of time to the contractor in which to perform the contract.
- That the bond shall remain in full force and effect until the contract is completed within the specified contract period, within an
 extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage is being charged against the
 contractor.
- 3. To any change in the plans, specifications, or contract, when such change does not involve an increase of more than 20
- percent of the total contract price, and shall then be released only as to such excess increase.
 That no provision of this bond or of any other contract shall be valid which limits to less than five years from the completion of the contract the right to sue on this bond for defects in work quality or material not discovered or known to the Contracting Authority at the time such work is accepted.

This bond is to be considered a performance bond and secures the Contracting Authority the right to recover from the contractor on account of material or labor entered into the work or work performed not in accordance with the contract, specifications, or plans. The contractor does not by this obligation guarantee to maintain the work for five years.



Form 181419 (12-16)

CONTRACTOR'S PERFORMANCE BOND

Bond Number: 44199	91Y	
Contract I.D.: 90-582	25-650	
County: Wapello		

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 03/21/2025

		Jay Freiermuth	
Ву:	Principal	By: Juy Freiermut h	Surety
		Attorney-In-Fact	
	Title		Title
		Address:	
	Principal	1	Surety
Ву:		Ву:	
	Title	9 111111111111111111111111111111111111	Title
		Address:	
	Principal		Surety
Ву:		Ву:	
	Title		Title
		Address:	

For contracts where a County Board of Supervisors is the Contracting Authority:

This bond approve	d by the Board of Supervisors of	County
this	day of	·
	Signature	Title

For contracts where neither the DOT nor a County Board of Supervisors is the Contracting Authority:

This bond approved b	y the	
		(Contracting Authority)
this	day of	
	Signature	Title

DISCLOSURE STATEMENT FOR CONTRACTOR'S PERFORMANCE BONDS

The information requested will be used by the lowa Department of Transportation to determine if a contractor/vendor is bonded in accord with the requirements established by the contracting authority. This secures the IDOT and/or the State of lows the right to recover from the contractor/vendor if material orlabor entered into the work performed is not in accord with the contract, specifications, or plans, Persons outside the Department may occasionally request this information. Failure to provide all required information will result in denial of the award of the contract.



CERTIFIED COPY

POWER NO. 441991Y Westfield Insurance Co. Westfield National Insurance Co. Ohio Farmers Insurance Co.

Westfield Center, Ohio

of Waukee and State of Iowa its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, undertakings, and recognizances; provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed Unlimited

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY.

"Be It Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

and on benall of the Company subject to the following provisions: The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary." "Be it Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting here factors and binding upon the Company with respect to any bond or undertaking to which it is attached."

held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 01st day of May A.D., 2024.



State of Ohio County of Medina

SS

SS.

On this 01st day of May A.D., 2024, before me personally came Gary W. Stumper to me known, who, being by me duly sworn, did depose on this drist day of may A.D., 2024, before the personally came Gary W. Stumper to the known, who, being by the duly sword, did depose and say, that he resides in Medina, OH; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notana Seal Affixed

State of Ohio County of Medina



Frank A. Carrino, Secretary

David A. Kotnik, Attorney at Law, Notary Public My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

arrino

Secretary

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect

NSUA

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 03/21/2025 A.D.



BPOAC1S (combined) (05-24)





MEMORANDUM

DATE: May 6, 2025

TO: Mayor, Council Members, City Administrator

FROM: Christina Reinhard, City Clerk

SUBJECT: Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor Effective July 1, 2025 – June 30, 2026.

The following applications are submitted for approval:

1.	BP - Elliott Oil Company	Albia Road	1340 Albia Rd.
	BP – Elliott Oil Company	North Court	1301 N. Court St.
3.	BP - Elliott Oil Company	Penn & Jeff	1147 N. Jefferson
4.	BP - Elliott Oil Company	Richmond & Ferry	720 Richmond Ave.
5.	BP - Elliott Oil Company	West Second	1049 W. Second
6.	Walmart #1285		1940 Venture Drive
7.	Smokin' Joe's Tobacco & I	1115 Albia Rd.	
8.	Fareway Stores #648		1325 Albia Rd.



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 06 / 30 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

lowa sales and use tax account number: 0-	00-004862			
Retail address: 1340 ALBIA RD.		State:	IA Z	ZIP: 52530
Mailing address: P.O. Box 473	City: Ottumwa	State:	IA Z	ZIP: 52501
Phone: 641-684-4377	_			
Legal Ownership Information:				
Type of ownership: Sole Proprietor D F Name of sole proprietor, partnership, corpora	엄마는 성격에 가지 않는 것이 가슴을 걸었다.			
Primary office address: 207 W. 2nd St.				
Phone: 641-684-4377 Fax: 641-684-	7009 Email: accourt	nting@ellio	ttoil.co	m
Retail Information:				
Types of Sales: Over-the-counter ☑ Ve cigarettes □ Delivery sales of alternativ	e nicotine/vapor products	(see instru	(ctions)	assembles) □
Retail Information: Types of Sales: Over-the-counter ☑ Verestrip cigarettes □ Delivery sales of alternation Mobile sales (see instructions) □ VIN: Types of Products Sold: (Check all that apply Cigarettes ☑ Tobacco ☑	ve nicotine/vapor products License /)	(see instru e plate num	ictions) iber:	assembles) □
Types of Sales: Over-the-counter Ø Verestright of the seles of alternative of the seles of alternative of the seles (see instructions) □ VIN: Types of Products Sold: (Check all that apply)	ve nicotine/vapor products License /) tive nicotine products Ø	(see instru e plate num Vapor	nctions) nber: produc	assembles) □

NO

Do you intend to make retail sales to ultimate consumers? Yes ☑ No □

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Andrew Woodard	Title: President	
Address: 207 W. 2nd St.		
City: Ottumwa	State: lowa	ZIP: 52501
Name:	Title:	

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

. . .

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Andrew Woodard Authorized Signature: Date: 04/18/2025 Email: awoodard@elliottoil.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: 100.00
- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:
- Fill in the name of the city or county was issuing the permit:
- New
 Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



Department of Revenue

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

tax.iowa.gov

Additional instructions are on the final page.

/ 30 / 2025 through 06/30/ 2026 For period (MM/DD/YYYY) 06

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): North C	ourt BP		
lowa sales and use tax account number: 0-00			
Retail address: 1301 N. Court St.		State: IA	ZIP: 52501
Mailing address: P.O. Box 473	City: Ottumwa	State: IA	ZIP: 52501
Phone: 641-684-4377			
Legal Ownership Information: Type of ownership: Sole Proprietor D Par Name of sole proprietor, partnership, corporati	rtnership □ Corporation	n ⊠ LLC ⊑ il Company	
Primary office address: 207 W. 2nd St.	City: Ottumwa	State: IA	ZIP: 52501
Phone: 641-684-4377 Fax: 641-684-70			
Retail Information:			
Types of Sales:Over-the-counter ☑Vencigarettes □Delivery sales of alternativeMobile sales (see instructions) □VIN:	nicotine/vapor products	(see instruction	ons) 🗆
Types of Products Sold: (Check all that apply) Cigarettes I Tobacco I Alternativ	ve nicotine products 🛛	Vapor pro	oducts 🛛
Type of Establishment: (Select the options th	nat best describe the es	tablishment)
Alternative nicotine/vapor store Bar Grocery store Hotel/motel Other (provide description)			Drug store D Tobacco store D
Do you have other permits issued under Iowa C permit number(s): NO	ode chapter 453A at this	retail locatior	n? If yes, provide

Do you intend to make retail sales to ultimate consumers? Yes ☑ No □

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Andrew Woodard	Title: President			
Address: 207 W. 2nd St.				
City: Ottumwa	State: lowa	ZIP: 52501		
Name:	Title:			

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Andrew Woodard

Authorized Signature: Date: 04/18/2025 Email: awoodard@elliottoil.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:
- Fill in the name of the city or county issuing the permit: ______ OHUMWA
- New 🗆 Renewal 🗹

Send completed/approved application to the lowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 06 / 30 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): Pennsylvania & Jefferson BP

lowa sales and use tax account number: 0-00-004862

Retail address:	1147 N. Jefferson St.	City: Ottumwa	State: IA	ZIP:	52501	
	the second se	The second se				

Mailing address: P.O. Box 473 City: Ottumwa State: IA ZIP: 52501

Phone: 641-684-4377

Legal Ownership Information:

Phone:	641-684-4377	Fax:	641-684-7009	Em	ail: accounting@	Delliottoil.c	om
Primary	office address:	207 W. 2nd	St.	City: Ottur	nwa S	tate: IA	ZIP: 52501
Name of	f sole proprietor	r, partnersh	ip, corporation,	LLC, or LI	LP: Elliott Oil Cor	npany	
Type of	ownership: S	ole Proprie	tor D Partne	ership 🗆	Corporation 🛛	LLC 🗆	LLP 🗆

Retail Information:

Types of Sales: cigarettes □ Mobile sales (see		Vending machi alternative nicotine/va N:			ons) 🗆
Types of Product Cigarettes ☑	s Sold: (Check all t Tobacco Ø	hat apply) Alternative nicotine	products 🛛	Vapor pro	oducts 🛛
Type of Establish	ment: (Select the	options that best de	scribe the esta	ablishment)
Alternative nicoti	ne/vapor store □	Bar Conven	ience store/gas	station 🛛	Drug store
Grocery store □	Hotel/motel	Liquor store	Restauran	t 🗆	Tobacco store
Other (provide de	escription)				
Do you have other	permits issued und	er Iowa Code chante	r 453A at this r	etail location	2 If ves provide

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

Do you intend to make retail sales to ultimate consumers? Yes I No I

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Andrew Woodard	Title: President			
Address: 207 W. 2nd St.				
City: Ottumwa	State: lowa	ZIP: 52501		
Name:	Title:			

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Andrew Woodard

Authorized Signature: Date: 04/18/2025 Email: awoodard@elliottoil.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: # 100,00
- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:_____
- New 🗆 Renewal 🗹

Send completed/approved application to the lowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- · Email: iapledge@iowaabd.com
- Fax: 515-281-7375



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 06 / 30 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA); Richmond & Ferry BP

lowa sales and use tax account number: 0-00-004862

Retail address: 72	20 Richmond Ave.	City: Ottumwa	State: IA	ZIP:	52501
Mailing address: F	P.O. Box 473	City: Ottumwa	State: IA	ZIP:	52501

Phone: 641-684-4377

Legal Ownership Information:

Type of ownership:	Sole Proprie	tor 🗆 🛛 Partn	ership 🗆	Corporation Ø	LLC 🗆	LLP 🗆
Name of sole proprie	tor, partnersh	ip, corporation	, LLC, or L	LP: Elliott Oil Con	npany	/ · · · · · · · · · · · · · · · · · · ·
Primary office addres	ss: 207 W. 2nd	St.	City: Ottu	mwa S	tate: IA	ZIP: 52501
Phone: 641-684-43	77 Fax:	641-684-7009) En	nail: accounting@	Delliottoil.co	om

Retail Information:

Types of Sales: cigarettes □ Mobile sales (see	Over-the-counter Delivery sales of a instructions) UI	alternative nicotine/vapor	Vending machine to products (see instruction License plate number	ons) 🗆
Types of Product Cigarettes ☑	s Sold: (Check all ti Tobacco ☑	nat apply) Alternative nicotine proc	ducts 🛛 Vapor pro	oducts 🗹
Type of Establish Alternative nicotir Grocery store □ Other (provide de	ne/vapor store □ Hotel/motel □	ptions that best descr Bar □ Convenienc Liquor store □	ibe the establishment e store/gas station ☑ Restaurant □) Drug store □ Tobacco store □

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

Do you intend to make retail sales to ultimate consumers? Yes I No I

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Andrew Woodard	Title: President			
Address: 207 W. 2nd St.				
City: Ottumwa	State: Iowa	ZIP: 52501		
Name:	Title:			

70-014a (05/01/2024)

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Andrew Woodard

Authorized Signature: Date: 04/18/2025 Email: awoodard@elliottoil.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: \$100.00
- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:______
- New
 Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 06 / 30 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): West 2			
lowa sales and use tax account number:	0-004862		
Retail address: 1049 West 2nd St.	City: Ottumwa	State: IA	ZIP: 52501
Mailing address: P.O. Box 473	City: Ottumwa	State: IA	ZIP: 52501
Phone: 641-684-4377			
Legal Ownership Information:			
Type of ownership: Sole Proprietor D Pa	artnership D Corporation		
Name of sole proprietor, partnership, corporat	tion, LLC, or LLP: Elliott O	il Company	
Primary office address: 207 W. 2nd St.	City: Ottumwa	State: IA	ZIP: 52501
Phone: 641-684-4377 Fax: 641-684-7			
Retail Information:			
Types of Sales:Over-the-counter ☑Vercigarettes □Delivery sales of alternativeMobile sales (see instructions) □VIN:	e nicotine/vapor products	see instructio	ons) 🗆
Types of Products Sold: (Check all that apply) Cigarettes Ø Tobacco Ø Alternati		Vapor pro	ducts Ø
Type of Establishment: (Select the options t			
Alternative nicotine/vapor store Bar	Convenience store/ga	s station Ø	Drug store
	store Restaura	nt 🗆	Tobacco store
Other (provide description)			

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

Do you intend to make retail sales to ultimate consumers? Yes I No I

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Andrew Woodard	Title: President			
Address: 207 W. 2nd St.				
City: Ottumwa	State: lowa	ZIP: 52501		
Name:	Title:			

70-014a (05/01/2024)

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Andrew Woodard

Authorized Signature: Date: 04/18/2025 Email: awoodard@elliottoil.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:______
- New
 Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Legal name/Doing business as (DBA):W	almart Inc. DBA Wa	almart Store #1285
Legal name/Doing business as (DBA):		
lowa sales and use tax account number:	A 11	10 52501
Retail address: 1940 Venture Drive		a State: IA ZIP: 52501
Mailing address: 702 SW 8th Street, Attn: Dept #1	0901 City: Bentonville	State: <u>AR</u> ZIP: <u>72716-0500</u>
Phone: (641) 683-1040		
Legal Ownership Information:		1. S.
Type of ownership: Sole Proprietor □	Partnership D Corporation	
Name of sole proprietor, partnership, corpor Primary office address: 702 SW 8th St Phone: (479) 204-8411 Fax:N	reet City: Bentonvill	e State: <u>AR</u> ZIP: <u>72716-05</u> 00
Retail Information:		Shipholo war mart.com
Types of Sales: Over-the-counter ☑ cigarettes □ Delivery sales of alterna Mobile sales (see instructions) □ VIN:	tive nicotine/vapor products	s (see instructions)
Types of Products Sold: (Check all that app Cigarettes M Tobacco M Alterr	oly) native nicotine products	Vapor products
Type of Establishment: (Select the option	s that best describe the e Convenience store/g or store Restaur	stablishment) as station □ Drug store □ ant □ Tobacco store □
Do you have other permits issued under low permit number(s):	a Code chapter 453A at this , List Attached	s retail location? If yes, provide
Do you intend to make retail sales to ultimate	e consumers? Yes 🗹 No 🗆	
Include with this application a list of your su products on a separate sheet. **Tobac Identify partners or corporate officers (up Name:Officer List Attached	co Supplier is McL to three) if the business	ane Company, Inc.** is not a sole proprietorship.
Address:		
City:		ZIP:
Name:	Title:	

70-014a (05/01/2024)

Address:		
City:	State:	ZIP:
Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title:	arah Little, Assistant Secretary
Authorized Signature:	Beth
Authorized Signature: Date: 4/ 10 /2025	Email: Complic@wal-mart.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: 100,00
- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county:
- Fill in the name of the city or county issuing the permit:
- New
 Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor Instructions

General Instructions

- Complete all applicable fields. A permit will not be issued until this application is properly completed and has been approved by your local jurisdiction or the Iowa Department of Revenue.
- · Fill in the month, day, and years that this application covers.
- · All permits expire annually on June 30.
- · A new application must be submitted every year.

Business Information

- · Fill in the legal name/DBA name of the business.
- · Fill in the 9-digit lowa sales and use tax permit number.
- Fill in the retail location address, city, and ZIP code. This is the address that will appear on the
 permit, if approved. If you are making mobile sales (see below for further instructions), use this line
 to report the address of the location from which your vehicle will be dispatched.
- · Fill in the mailing address or PO Box, city, state, and ZIP code.
- · Fill in the 10-digit phone number of the business.

Legal Ownership Information

- · Check the ownership type of the business.
- Fill in the name(s) of the sole proprietor, partnership, the corporation, the LLC, or the LLP that owns
 the business. This is not the store manager or the corporate president. Do not fill in the name of an
 individual unless the type of ownership is sole proprietor.
- · Fill in the address, city, state, and ZIP code of the business' primary office.
- Fill in the 10-digit phone number, fax number, and email address of the legal owner.

Retail Information

- · Check the box for the type of sales the business will make.
- If you will make mobile retail sales, include the vehicle identification number (VIN) and license plate number for the vehicle from which sales will be made. NOTE: Each vehicle is a separate retail location. If you plan to make retail sales from more than one vehicle, you must complete a separate application for each vehicle from which retail sales will be made.
- · Check the types of products sold at the business.
- · Check the box that best describes the type of business establishment.
- Print the name of the sole proprietor, the partner(s), or corporate officials (up to three).
- Sign and date the application. The application must be signed by an authorized party.
- Return this application and fee to your local jurisdiction: city clerk (within city limits) or county auditor (outside of city limits).

Permit Fees

The price of a retail permit depends on the location of the business and the month issued

Location	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Outside of city limits	\$50.00	\$37.50	\$25.00	\$12.50
City of less than 15,000	\$75.00	\$56.25	\$37.50	\$18.75
City of 15,000 or more	\$100.00	\$75.00	\$50.00	\$25.00

For City Clerk/County Auditor Only

Send completed/approved applications within 30 days of issuance to iapledge@iowaabd.com or by fax to 515-281-7375.

Visit the Iowa Department of Revenue at tax.iowa.gov for information regarding minimum price, a list of approved brands, a list of licensed distributors, and answers to frequently asked questions.

Walmart

CORPORATE OFFICERS Walmart Inc.

NAME AND TITLE

Carl Douglas McMillon President & CEO

Matthew Allen Assistant Treasurer

Emma Waddell Senior Vice President

Sarah Little Assistant Secretary

BUSINESS ADDRESS

702 S.W 8th Street Bentonville, AR 72716

702 S.W 8th Street Bentonville, AR 72716

702 S.W. 8th Street Bentonville, AR 712716

702 S.W 8th Street Bentonville, AR 72716

The above officers / directors own less than 1% stock of Walmart Inc. a public corporation.

Iowa Tobacco Licenses Held (2025-2026)						
Store #	Tobacco License	Туре	Address	City	State	Zip
559	MUSC 25-41	WM Supercenter	3003 N HIGHWAY 61	MUSCATINE	IOWA	52761
581	2025-030	WM Supercenter	2802 S CENTER ST	MARSHALLTOWN	IOWA	50158
646	2025-09	WM Supercenter	101 115TH ST	ANAMOSA	IOWA	52205
647	2024-13	WM Supercenter	415 INDUSTRIAL AVE	GRINNELL	IOWA	50112
748	24-26	WM Supercenter	300 IOWA SPEEDWAY DR	NEWTON	IOWA	50208
749	25-15	WM Supercenter	3105 GRAND AVE	AMES	IOWA	50010
750	25-107	WM Supercenter	302 ENTERPRISE DR	INDEPENDENCE	IOWA	50644
751	P25-09	WM Supercenter	1650 WASHINGTON ST	PELLA	IOWA	50219
784	2024-14	WM Supercenter	1045 N GRAND AVE	MOUNT PLEASANT	IOWA	52641
	2024-14	WM Supercenter	324 W AGENCY RD	WEST BURLINGTON	IOWA	52655
797	25-32	WM Supercenter	4151 4TH ST SW	MASON CITY	IOWA	50401
810	25-32 T-FY25-06	Wal-Mart	1126 HIGHWAY 38 NORTH	TIPTON	IOWA	52772
841		WM Supercenter	2701 W BURLINGTON AVE	FAIRFIELD	IOWA	52556
985	25-04	WM Supercenter	2700 4TH ST SW	WAVERLY	IOWA	50677
1005	WAV 25-03 8-2025	WM Supercenter	255 16TH ST SW	SIOUX CENTER	IOWA	51250
1152			1940 VENTURE DR	OTTUMWA	IOWA	52501
1285	2251-2025	WM Supercenter		BOONE	IOWA	50036
1389	2025-011	WM Supercenter	1515 SE MARSHALL ST 2203 AVENUE A WEST	OSKALOOSA	IOWA	52577
1393	24/25-20	WM Supercenter		SPIRITLAKE	IOWA	51360
1415	2024-07	WM Supercenter	2200 17TH ST	KEOKUK	IOWA	52632
1431	2024-2	WM Supercenter	300 NO. PARK DRIVE		IOWA	50801
1435	06-25	WM Supercenter	806 LAUREL ST	CRESTON WASHINGTON	IOWA	52353
1475	2024-003	WM Supercenter	2485 HIGHWAY 92		IOWA	50125
1491	24-21	WM Supercenter	1500 N JEFFERSON WAY	INDIANOLA		50702
1496	FY25-071	WM Supercenter	1334 FLAMMANG DR	WATERLOO	IOWA	52057
1506	2025-10	WM Supercenter	1220 W MAIN ST	MANCHESTER	IOWA	52060
1509	2024-10	WM Supercenter	103 E CARLISLE	MAQUOKETA		52060
1526	FY 24-25-11	WM Supercenter	1831 LAKE AVE	STORM LAKE	IOWA	52402
1528	CIG006780-05-2024	WM Supercenter	2645 BLAIRS FERRY RD NE	CEDAR RAPIDS	IOWA	
1546	24-12	Wal-Mart	840 S OAK ST	IOWA FALLS	IOWA	50126
1621	2024-04	WM Supercenter	23148 HWY 5	CENTERVILLE	IOWA	52544
1625	2024-10	WM Supercenter	1111 HOLTON DR	LE MARS	IOWA	51031
1721	25047	WM Supercenter	919 HIGHWAY 1 W	IOWA CITY	IOWA	52246
1723	BUSN-2022-015886	WM Supercenter	5101 SE 14TH ST	DES MOINES	IOWA	50320
1732	2024-476-12	WM Supercenter	510 AVENUE C	DENISON	IOWA	51442
1764	24-3	WM Supercenter	1001 73RD ST	WINDSOR HEIGHTS	IOWA	50324
1787	C2025-12	WM Supercenter	2014 KITTYHAWK RD	CARROLL	IOWA	51401
1965	1232077	WM Supercenter	3201 MANAWA CENTRE DR	COUNCIL BLUFFS	IOWA	51501
2004	DBQ2025-01	WM Supercenter	4200 DODGE ST	DUBUQUE	IOWA	52003
2714	S1014-24	WM Supercenter	500 11TH ST SW	SPENCER	IOWA	51301
2716	CIG0067981-05-2024	WM Supercenter	3601 29TH AVE SW	CEDAR RAPIDS	IOWA	52404
2764	2024-010	WM Supercenter	3501 8TH ST SW	ALTOONA	IOWA	50009
2827	2024-11	WM Supercenter	2801 COMMERCE DR	CORALVILLE	IOWA	52241
2935	2025-16	WM Supercenter	814 W BELL AVE	KNOXVILLE	IOWA	50138
3150	1232078	WM Supercenter	1800 N 16TH ST	COUNCIL BLUFFS	IOWA	51501
3630	1423	WM Supercenter	5491 BUSINESS HWY 151	MARION	IOWA	52302
4606	2024-09	WM Supercenter	2400 COLLEGE DR	OSCEOLA	IOWA	50213



tax.iowa.gov

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01/2025 through 06/30/2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): Smok	in' Joe's	Tobacco & Liq	uor Outlet	#5	
lowa sales and use tax account number: 39	-188678	34			
Retail address:1115 Albia Rd.	City:	Ottumwa	_ State:	^{1/} ZIP:	52501
Mailing address: 1916 N. Sturdevant St.	City:	Davenport	_ State:	I/ ZIP:	52804
Phone:563-322-8340					
Legal Ownership Information: Type of ownership: Sole Proprietor Partr Name of sole proprietor, partnership, corporation					
Primary office address: 1916 N. Sturdevant Phone: 563-322-8340 Fax:					
Retail Information:					
Types of Sales: Over-the-counter Vendicigarettes D Delivery sales of alternative n Mobile sales (see instructions) VIN:	icotine/v	apor products (see instruc	tions)	nbles
Types of Products Sold: (Check all that apply) Cigarettes d Tobacco d Alternative	nicotine	products	Vapor p	roducts	
Type of Establishment: (Select the options that Alternative nicotine/vapor store Grocery store Hotel/motel Uternative nicotine/vapor store Bar Liquor store Other (provide description)	Conver	nience store/gas	station D		ore
Do you have other permits issued under lowa Cod	le chapte	er 453A? If yes,	provide pe	ermit numbe	er(s):

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: Anthony Gripp	Title:	President		
Address:1916 N. Sturdevant St.				
City: Davenport	State:	IA	ZIP:	52804
Name:	Title:			
Address:				
City:	State:	(C. 1997)	ZIP:	

Name:	Title:	
Address:		
City:	State:	ZIP:

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name:Anthony Gripp, President	Printed name:
Signature:	Signature:
Date: 4/28/2025	Date:
Printed name:	
Signature:	2011 2011
Data	

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: /00[™]
- Fill in the date the permit was approved by the council or board:
- Fill in the permit number issued by the city/county: 2050 -
- Fill in the name of the city or county issuing the permit: ____OHUMWA
- New D Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



Tobacco Licensing



< CITY OF OTTUMWA

Retail Tobacco License Review

CITY OF OTTUMWA 1608370801

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: FAREWAY STORES INC
Type of ownership	: Corporation
Primary office address	: 8800 NW 62ND AVE JOHNSTON IA 50131-2849
Legal Ownership Phone	: 515-432-2623
Legal Ownership Email	: storelicenses@farewaystores.com

Application Information

City/County Permit Number	: 2187-2025	
Sales and Use Permit Number	: 190007282	
Location Name	: FAREWAY STORES INC. #648	
Location Phone Number	: 641-684-5520	
Location Address	: 1325 ALBIA RD OTTUMWA IA 52501-3945	
Location Mailing Address	: 8800 NW 62ND AVE JOHNSTON IA 50131-2849	
Renewal	: Yes	
Start Date	: 01-Jul-2025	
End Date	: 30-Jun-2026	
License Fee	100.00	

Types of Sales	: Over the Counter
Type of Establishment	: Grocery store
Types of Products Sold	: Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products
Do you intend to make retail sales to ultimate consumers?	: Yes
Do you have other permits issued under Iowa Code chapter 453A at this retail Iocation? If yes, provide permit number(s) in the next step:	: No

Corporate Officers

Title	Name	Address
CFO	MORAN, JAKE	PO BOX 70 715 8TH STREET BOONE IA 50036-0070

Suppliers List

Midwest Quality Wholesale

Decision

Select the decision of whether you approve or deny this permit application.

lowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the stateissued permit number will appear on the permit.

Approve D					
	eny				
Cancel Save Dra	ft	<	Previous	Next	>

Resources Frequently Asked Questions



MEMORANDUM

DATE: May 6, 2025

TO: Mayor, Council Members, City Administrator

FROM: Christina Reinhard, City Clerk

SUBJECT: Tobacco Device Retailer Permit Application Effective July 1, 2025 – June 30, 2026.

The following applications are submitted for approval:

Pink Clouds Smoke Shop 313 N. Madison Ave.



Tobacco Licensing



< CITY OF OTTUMWA

Device Retailer License Review

CITY OF OTTUMWA 1608370801

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, : KHALIQ, ABDUL corporation, LLC, or LLP

Type of ownership : Limited Liability - Single Member

Primary office address : 195 PIRIE DR APT 4 HIAWATHA IA 52233-1339

Legal Ownership Phone : 319-331-0851

Legal Ownership Email : Abdulkhaliq550171@gmail.com

Application Information

Sales Permit Number: : 300309128

Location Name : PINK CLOUDS SMOKE SHOP

Location Phone Number : 319-331-0851

Location Address : 313 N MADISON AVE OTTUMWA IA 52501-4314

Location Mailing Address : 195 PIRIE DR APT 4 HIAWATHA IA 52233-1339

Renewal : Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Alternative nicotine/vapor store, Tobacco store

Does this retail location ensure that : Yes no person younger than 21 years of age is present or permitted to enter at any time?

Corporate Officers

Title

Name

Address

Decision

Select the decision of whether you approve or deny this permit application.

lowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the stateissued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

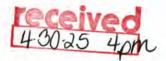
Yes	No					
Select a Decision	*					
Approve	Deny					
		\odot				
Cancel	Save Draft		4	Previous	Next	- R.

What online session will timeout after 30 minutes of inactivity. All unsaved information will be out

Resources Frequently Asked Questions Contact Us Subscribe to Updates Other Links

State of Iowa Directory Website Policies

Item No. <u>F.-1.</u>



CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Jake Rusch

Prepared By

Planning & Development

Department

Department Head

City Administrator Approval

AGENDA TITLE: Resolution No. 81-2025, a resolution accepting the bid and approving the sale of 422 N Wapello to Alma Perez for the sum of \$7,777.77

RECOMMENDATION: Pass and adopt Resolution No. 81-2025

DISCUSSION: The City accepted bids on this property until 2:00 PM March 12, 2025. Three bids were submitted. Alma Perez submitted the best bid in the amount of \$7,777.77 and staff recommends accepting the bid. A copy of the bid and a bid tab is attached.

RESOLUTION No. 81 - 2025

A RESOLUTION ACCEPTING THE BID AND APPROVING THE SALE OF CITY OWNED PROPERTY LOCATED AT 422 N WAPELLO TO ALMA PEREZ FOR THE SUM OF \$7,777.77

WHEREAS, the City of Ottumwa, is the present title holder to the property legally described as GRANT'S SUB. OF GIL. N 40 1/2' LOT 23 City of Ottumwa, Wapello County, Iowa, also known as 422 N Wapello and

WHEREAS, pursuant to published notice regarding the sale of said property to the successful bidder; and

WHEREAS, the City accepted sealed bids for the abovementioned property; and

WHEREAS, the City received Three bids; and

WHEREAS, Alma Perez submitted the best bid in the amount of \$7,777.77; and

WHEREAS, the property will be transferred by quit claim deed, with no abstract, and the buyer shall pay all costs associated with the conveyance of the property including any property taxes owed; and

WHEREAS, the buyer will repair the property in conformance with applicable City Codes and submit a six-month repair plan to the Health Department no later than thirty days after the property is transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, that the bid received from Alma Perez, in the amount of \$7,777.77 be and it is hereby accepted and the sale of said property is approved and the Mayor and City Clerk are hereby authorized to sign the appropriate deed on behalf of the city conveying said property.

PASSED AND ADOPTED this 6th day of May 2025.

City of Ottumwa, Iowa

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, City Clerk

422 N WAPELLO

Bidder	Bid		
Alma Perez	\$7,777.77		
Samual Duran	\$7,050.00		
Pedro Martinez	\$5,000.00		

PURCHASE AGREEMENT BID FORM FOR 422 N WAPELLO OTTUMWA, IOWA

This proposal is for a City owned property located at GRANT'S SUB. OF GIL. N 40 1/2' LOT 23 City of Ottumwa, Wapello County, Iowa legally known as 422 N WAPELLO. The property is located in an R-4 Residential zoning district and must be used in that regard.

The property is offered for sale subject to the following conditions: <u>A bid security in the</u> form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the proposal. The property will be transferred by Quit Claim Deed with no abstract and the buyer will pay the costs of conveyance as well as any property taxes owed.

It is understood that the City of Ottumwa reserves the right to accept or reject any or all proposals, to disregard any formality in connection therewith, or to accept any proposal which in its opinion is in the best interest of the City.

Bidders also understand that the costs of conveyance (publishing the public hearing notice, recording fees and preparation of the deed) and any property taxes owed are costs that are in addition to the total purchase price offered for the property.

It is understood and agreed that a Purchase Agreement Form, once submitted and opened, cannot be withdrawn without the consent of the City of Ottumwa.

\$ Seven thousand & Seven hundred Seventy seven 77/100

TOTAL PURCHASE PRICE OFFERED FOR THIS PROPERTY

If my proposal is accepted, I the undersigned further agree to keep the property free of any and all nuisances and to keep the grass cut below 10" in height. 1000 Perez

NAME OF BIDDER (PRINTED)

1929 E Main St.

Ottumwa, 1A, 52501

MAILING ADDRESS

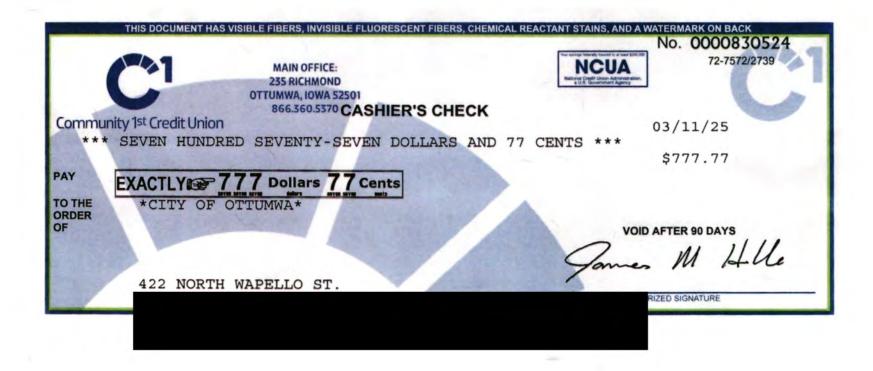
DATE

TELEPHONE NUMBER

A.P.

SIGNATURE

email address



Alma Perez

422 N Wapell St.



Bid 7777.77 Securts 797.77

PROOF OF PUBLICATION

STATE OF IOWA WAPELLO COUNTY

I, Kyle Ocker, being duly sworn on my oath, say that I am the General Manager of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement 422 N WAPELLO

CITY OF OTTUMWA

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

04/12/2025

Subscribed and sworn to before me, and in my presence, by the said 22nd day of April, 2025

TRACI COUNTERMAN Commission Number 786024 My Commission Expires September 29, 2026

Printer's Fee: \$ 19.68

Traci Counterman

Notary Public

In and for Wapello County

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing Tuesday, May 6th , 2025 at 5:30 P.M. at the Bridge View Center in the City of Ottumwa, Iowa on its intent to dispose of real property legally described GRANT'S SUB. OF GIL N 40 1/2' LOT 23 City of Ottumwa, Wapello County, Iowa, also known as 422 N Wapello Avenue to the successful bidder Alma Perez by quit claim deed, with no abstract and the buyer paying all costs of conveyance. All persons interested in the intent to dispose of said property are invited to be present at the above time and place on the date mentioned to present their objections to, or arguments for the intent to dispose of said property. FOR THE CITY OF OT-

TUMWA: Jake Rusch, Zoning and Housing Coordinator



Item No. F.-2.

CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

May 6, 2025 Council Meeting of :

Jake Rusch

Prepared By

Planning & Development

Department

Department Head

0/1 pt

Administrator Approval

AGENDA TITLE: Resolution No. 82-2025, a resolution accepting the bid and approving the sale of 126 S Cooper to Samuel Duran for the sum of \$25,607.00

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 82-2025

DISCUSSION: The City accepted bids on this property until 2:00 PM March 26, 2025. Three bids were submitted. Samuel Duran submitted the best bid in the amount of \$25,607.00 and staff recommends accepting the bid. A copy of the bid and a bid tab is attached.

RESOLUTION No. 82 - 2025

A RESOLUTION ACCEPTING THE BID AND APPROVING THE SALE OF CITY OWNED PROPERTY LOCATED AT 126 S COOPER TO SAMUEL DURAN FOR THE SUM OF \$25,607.00

WHEREAS, the City of Ottumwa, is the present title holder to the property legally described as JANNEY ADD LOT 26 BLK 2 City of Ottumwa, Wapello County, Iowa, also known as 126 S Cooper and

WHEREAS, pursuant to published notice regarding the sale of said property to the successful bidder; and

WHEREAS, the City accepted sealed bids for the abovementioned property; and

WHEREAS, the City received Six bids; and

WHEREAS, Samuel Duran submitted the best bid in the amount of \$25,607.00; and

WHEREAS, the property will be transferred by quit claim deed, with no abstract, and the buyer shall pay all costs associated with the conveyance of the property including any property taxes owed; and

WHEREAS, the buyer will repair the property in conformance with applicable City Codes and submit a six-month repair plan to the Health Department no later than thirty days after the property is transferred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA, that the bid received from Samuel Duran, in the amount of \$25,607.00 be and it is hereby accepted and the sale of said property is approved and the Mayor and City Clerk are hereby authorized to sign the appropriate deed on behalf of the city conveying said property.

PASSED AND ADOPTED this 6th day of May 2025.

City of Ottumwa, Iowa

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, City Clerk

126 S COOPER

1200000120	
Bidder	Bid
Samual Duran	\$25,607.00
Manny Martinez	\$23,500.00
Lidtka Estates LLC	\$20,005.00
Alma Perez	\$14,444.44
Arnulfo Aldaba	\$8,000.00
Pedro Martinez	\$8,000.00

PURCHASE AGREEMENT BID FORM FOR 126 S COOPER **OTTUMWA, IOWA**

This proposal is for a City owned property located at JANNEY ADD LOT 26 BLK 2 City of Ottumwa, Wapello County, Iowa legally known as 126 S Cooper. The property is located in an R-4 Residential zoning district and must be used in that regard.

The property is offered for sale subject to the following conditions: A bid security in the form of a certified check or cash in the amount of 10% of the bid price is required to be submitted with the proposal. The property will be transferred by Quit Claim Deed with no abstract and the buyer will pay the costs of conveyance as well as any property taxes owed.

It is understood that the City of Ottumwa reserves the right to accept or reject any or all proposals, to disregard any formality in connection therewith, or to accept any proposal which in its opinion is in the best interest of the City.

Bidders also understand that the costs of conveyance (publishing the public hearing notice, recording fees and preparation of the deed) and any property taxes owed are costs that are in addition to the total purchase price offered for the property.

It is understood and agreed that a Purchase Agreement Form, once submitted and opened. cannot be withdrawn without the consent of the City of Ottumwa.

TOTAL PURCHASE PRICE OFFERED FOR THIS PROPERTY

If my proposal is accepted, I the undersigned further agree to keep the property free of any and all nuisances and to keep the grass cut below 10" in height.

Ouran

NAME OF BIDDER (PRINTED)

Chester AUE

MWG TA JZSO

MAILING ADDRESS

3-24-25

DATE

TELEPHONE NUMBER

SIGNATURE

1774@gmail.com

PROOF OF PUBLICATION

STATE OF IOWA WAPELLO COUNTY

I, Kyle Ocker, being duly sworn on my oath, say that I am the General Manager of the Ottumwa Courier, a newspaper printed in said Wapello County, Iowa and of general circulation there in, and that the advertisement 126 S COOPER

CITY OF OTTUMWA

Printer's Fee: \$ 19.07

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

04/12/2025

Subscribed and sworn to before me, and in my presence, by the said 22nd day of April, 2025

TRACI COUNTERMAN Commission Number 786024 My Commission Expires September 29, 2026

Traci Counterman

Notary Public

In and for Wapello County

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing Tuesday, May 6th , 2025 at 5:30 P.M. at the Bridge View Center in the City of Ottumwa, Iowa on its intent to dispose of real property legally described JANNEY ADD LOT 26 BLK 2 City of Ottumwa, Wapello County, Iowa, also known as 126 S COOPER Avenue to the successful bidder Samuel Duran by quit claim deed, with no abstract and the buyer paying all costs of conveyance. All persons interested in the intent to dispose of said property are invited to be present at the above time and place on the date mentioned to prose of said property. FOR THE CITY OF OT-

TUMWA: Jake Rusch, Zoning and Housing Coordinator



CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

Administration

Department

Department Head

Prepared By

Philip Rath

tity Administrator Approval

AGENDA TITLE: Ordinance 3242-2025 - An Ordinance Establishing Solid Waste Fees for Noncommercial Establishments by Repealing and Replacing Section 31 1/2 - 35 of the Municipal Code of the City of Ottumwa, Wapello County, Iowa

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt the third reading of Ordinance 3242-2025

DISCUSSION: This ordinance adopts new solid waste fees for noncommercial establishment customers. Per the agreement with Bridge City Sanitation, the per unit cost will increase. To cover this increase as well as potential increases related to landfill tipping fees, fuel surcharges, clean-ups, and administrative costs an increased fee of \$1.50 / unit / month is recommended for FY26 and again in FY27. This adjustment would result in a new rate of \$24.50 / month on July 1, 2025 and \$26.00 / month on July 1, 2026. The first reading was adopted by a vote of 5-0 on April 1, 2025, the second reading 5-0 on April 15, 2025.

ORDINANCE NO. 3242-2025

AN ORDINANCE ESTABLISHING SOLID WASTE FEES FOR NONCOMMERCIAL ESTABLISHMENTS BY REPEALING AND REPLACING SECTION 31 ½ - 35 OF THE MUNICIPAL CODE OF THE CITY OF OTTUMWA, WAPELLO COUNTY, IOWA

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

SECTION ONE.

Section 31 $\frac{1}{2}$ - 35 of the municipal code of the City of Ottumwa is hereby amended by repealing Section 31 $\frac{1}{2}$ -35 in its entirety and enacting the following in lieu thereof:

Sec. 31 1/2 - 35. Solid Waste Fees for Noncommercial Establishment Customers.

(a) Solid waste fees are mandatory for all single-family dwellings and other dwellings containing four units or less. This shall not apply to mobile home parks wherein water service is metered by one meter for the mobile home park, places of worship, or multi-family dwellings containing more than four dwelling units. Dwelling units housed with a commercial and/or business building shall also be exempt providing there is a written agreement between the tenant and business landlord that the commercial or business building owner or occupant will provide weekly solid waste disposal from a city licensed hauler. Any of the above referenced exceptions may subscribe to the city's solid waste collection services if the contractor agrees to provide service. The mandatory monthly collection rates are hereby established for garbage, refuse, recyclables and bulk items per residence for 64 gallons of refuse, in a cart provided by the contractor for curbside customers or two 32-gallon bags, provided by the customer, for walk up customers, one bulky item and recyclables in the provided bin for the following rates:

July 1, 2025 through June 30, 2026: \$24.50 per unit per month

July 1, 2026 through June 30, 2027: \$26.00 per unit per month

- (1) Additional 32-gallons or less bags with properly attached city stickers costing \$1.00 each will be collected. Bags without these stickers will not be collected. Rates for yard waste bag stickers will be \$1.00 each.
- (2) Residents qualifying for Southern Iowa Economic Development Association (SIEDA) Energy Assistance Program are allowed to pay a reduced rate of \$2.00 per month lower than the rates listed above (e.g. \$22.50).
- (b) The Ottumwa Water and Hydro shall collect noncommercial establishment solid waste fees, as established in this section, as a part of the monthly water bill for the applicable customer.
- (c) The city shall direct bill those noncommercial establishment customers that are not billed by the Ottumwa Water and Hydro for water service.

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, unless a subsequent effective date is set out hereinabove.

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

PASSED on its first consideration the	lst	day of	April	, 2025.

PASSED on its second consideration the 15 day of April , 2025.

Requirement of consideration and vote at two (2) prior Council meetings suspended the day of ______, 2025.

APPROVED this _____ day of _____, 2025.

CITY OF OTTUMWA, IOWA

By: _____ 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:

Chris Reinhard, City Clerk

Item No. H.-1.



** ACTION ITEM **

Council Meeting of : May 6, 2025

Philip Rath

Prepared By

Planning & Development

Department

Department Head

City Administrator Approval

AGENDA TITLE: Historic Preservation Certified Local Government Annual Report

Public hearing required if this box is checked.

RECOMMENDATION: Accept Certified Local Government Annual Report

DISCUSSION: The Ottumwa Historic Preservation Commission has completed the Certified Local Government Annual Report for 2024 and has submitted the report to City Council to be reviewed and accepted. The CLG Annual Report is required to be completed and submitted to the Iowa Economic Development and Finance Authority to maintain certification and support preservation needs and programs.

The Annual Report ensures the Ottumwa Historic Preservation Commission completes certain requirements to remain in good standing as a Certified Local Government. Such requirements include: meeting at least three times a year and attending at least one state-sponsored or state-approved training sessions.

After Council review, the report will be signed and submitted to the State Historic Preservation Office. HPC members will be present to provide an update to City Council about the work of the Commission and respond to questions.

NOT SUBMITTED

Reviewers cannot see your material until you submit your application. Once you have finished the last step, you will receive a confirmation message and ID number.

Iowa Economic Development Authority

SHPO CLG Annual Report 2024

Ottumwa Historic Preservation Commission / Brenda Case 105 E. Third Ottumwa, IA 52501, United States 6417777607 case.brenda7@gmail.com

Forms Edit

SHPO Certified Local Government Annual Report * indicates a required field

Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.

This annual report is also an important tool for your commission to evaluate its own performance and to plan for the coming year.

We look forward to hearing from each CLG this year!

1.

I am aware this report must be presented and reviewed by either the City Council or the Board of Supervisors prior to submission and requires a signature from either the mayor or the chair of the board of supervisors.

The signature form is located here: <u>https://iowa1.sharepoint.com/:w:/s/PublicShares-</u> SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=08uYUM

yes

2. Name of the city, county, or land use district:

Please choose from the drop down list.

Ottumwa Historic Preservation Commission

3. Did your commission undertake any survey or identification projects during 2024?

CLG Standards are in your local government's Certified Local Government (CLG) Agreement and the National Historic Preservation Act:

The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

No

3.1.

Please explain how your local government plans to meet this CLG requirement in the future?

Our preservation plan includes areas to target for surveys in the future.

4. Did your commission undertake any registration/nomination projects in 2024?

The CLG reviews all National Register nominations for any resources that lies within the jurisdiction of the historic preservation commission.

No

5.

Within your local government's jurisdiction were any National Register of Historic Places listed properties moved or demolished in 2024?

If you need a list of the properties that are listed on the National Register of Historic Places within your jurisdiction, please contact historic.preservation@iowaeda.com

6. Does your local government designate local landmarks or local districts?

IMPORTANT: Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact the CLG Coordinator at historic.preservation@iowaeda.com before you complete this section.

No

7.

Has your community passed any ordinances that directly or indirectly impact the preservation of historic resources?

No

8.

Did your city, county, LUD or its historic preservation commission undertake any of the following activities in this calendar year? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do!

Please check all that apply!

CLG Standards found in CLG Agreement and National Historic Preservation Act:

1) The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.

 The CLG shall provide for adequate public participation in the local historic preservation programs.

a. Historic preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc.|c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc.

8.1.

Describe your communities historic preservation planning activities in this calendar year.

The City of Ottumwa commissioned a Historic Preservation Plan by The Lakota Group. Public input was sought at citywide meetings and individual interviews were conducted

No

with known community stakeholders to identify key areas for preservation. The plan was reviewed by the Community Development Director, City Council, and the Historic Preservation Commission. Amendments were made and the plan was officially accepted on September 9, 2024.

Planning was begun to prioritize projects from the preservation plan and develop detailed work plans for implementing the action.

Plans were made to present an award for outstanding contributions to historic preservation in Ottumwa. Property owners / developers were considered on the basis of their longtime contributions to historic properties both listed and artfully preserved or restored.

The Commission planned for increasing the training of HPC members. Training subjects were planned in both theory and hands-on preservation arts.

8.2. Please describe your community's public education programs in his calendar year.

Please provide specific details such as date of event, description of the event, how many people participated, whether the commission partnered with other organizations.

The Ottumwa Historic Preservation Commission held an awards celebration in Central Park on May 8, 2024 from 4pm to 7pm. The lifetime contributions of Tim Schwartz and Fred Zesiger were listed for the full appreciation of a crowd of nearly 100 people. Music and food were part of the celebration. The HPC members were introduced and Chairperson and Architectural Historian Molly Myers Naumann gave an eloquent and heartfelt list of the honorees' accomplishments in the area of historic preservation, restoration, and business development in Ottumwa.

A walking tour of the historic buildings surrounding Central Park followed the awards. Molly Naumann pointed out and described the Carnegie Library, City Hall in a repurposed Federal Post Office, and St. Mary's Catholic Church. She successfully authored the nominations of these and many other Ottumwa sites listed on the National Register of Historic Places.

On September 24, 2024, the HPC partnered with Ottumwa Hy-Noon Kiwanis for historic tours of Ottumwa Cemetery, a NRHP-listed property. HPC member and Kiwanian Bob Swanson developed and organized the tour. As a former director of the cemetery, his knowledge of the property and many of the people interred there is encyclopedic. Bob designed the event as a series of small-group tours guided by local community leaders from both organizations. The tour guides described notable monuments as they escorted guests to a series of reenactors in period costume, dispersed throughout the cemetery, portraying storied decedents. Four hundred ticketed guests joined the event that evening. HPC member and Kiwanian Brenda Case portrayed Mary Brooks Thrall, (b.1838-d.1889),

resident of the cemetery who was instrumental in the founding and development of hospitals in Ottumwa. HPC member Kate Bagby lead a tour group.

HPC members Kate Bagby and Brenda Case attend the Iowa Historic Preservation Summit in Mt. Pleasant on June 7-9, 2024. Each brought what they learned at summit back and presented their notes to the other commission members at our regular meeting on October 23, 2024. Brenda covered Grant Writing: What a Preservation Grant Is / Is Not; Making Your Organization Grant-Ready; Specific Grants and Resources; CLG Grant Examples; and National Park Service Grants. Kate shared what she learned about Deconstruction and Restoration: craft and salvage; Ties that Bind: The stories of the occupants and structure of historic architecture; Structure and Process: Organization and Influence.

9.

Were there any issues, challenges or successes your preservation commission encountered or accomplished this year?

Our Chair, Molly Myers Naumann, resided in Hawaii for all but a couple of months in the summer. We had some minor technical issues with remote video meetings that were quickly resolved. One member of our commission, Wes Olsen, resigned. We gained one new member, Lorna Benge. Our previous Chair, Dennis Willhoit also resigned. Our city council representative who attended our meetings and served as our liaison with the full council was not reelected. We feel the gap of her absence. Twenty twenty-five has been a vear of challenges.

10. What partnerships did your commission form or continue with other entities?

Examples include local main street office, local school, historical society, library, museum, service club, etc.

If none, enter N/A

We continue our supportive relationship with Main Street Ottumwa, Ottumwa Regional Legacy Foundation, and the Heartland History Connection. Stronger ties were created with Hy-Noon Kiwanis through the historic cemetery tour. Our relationship with the Iowa Heartland History Connection and museum was nourished by member Bob Swanson's display and lectures on Native American life in this area. He is a reenactor, curator, and artist who builds authentic items related to before- and early- contact tribes in this area. The Saux and Fox were the principal tribes in this area, so they are the focus of this exhibit. Member Kate Bagby made introductions and lead tours of that exhibit. Kate brings extensive knowledge of Native American art and culture from her years teaching High School Art and History on or near Native American reservations. Kate volunteers at the museum regularly.

11.

Did your historic preservation commission receive any grants (other than CLG) this year? If so, please describe. If none, enter N/A.

We received an Ottumwa Legacy Foundation Bright Ideas grant for the Ottumwa Historic Preservation Plan.

12. Does your Historic Preservation Commission have a website?

Yes

12.1. What is the website address?

https://ottumwa.us/preservation/

13.

List dates of public commission meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

CLG Standards found in CLG Agreement and National Historic Preservation Act:

1) The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.

2) The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.

3) The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.

 Commission members will participate in state-sponsored or state-approved historic preservation training activities.

January 24, March 27, April 24, June 26, July 24, August 28, October 23, November 20

14.

Based on the work plan submitted last year for your commission please provide a self assessment of the progress your commission made on the initiatives and programs that were identified last year.

Initiating the planning process and working with Lakota Group to develop the Historic Preservation Plan has been a significant goal for many years and this goal has now been achieved.

Our goals to find private buyers for the First National Bank and the W.R. Daum House

were not successful. Some interest was shown, but there was ultimately no sale.

We hosted an event to honor a pair of outstanding local preservationists during Historic Preservation Month. This was a successful and well attended event.

Two Commission members attended training activities at the Summit. They shared what they learned with the full membership. Our training goal was successful.

15. Where are your official CLG files located?

Please describe where the paper or physical files are stored and where the digital records are being stored.

CLG files are maintained by the Ottumwa Planning Office

16.

In this calendar year, what was the dollar amount of the historic preservation commission's annual budget?

We recommend that the local government provide the commission a minimum of \$750 annual budget to pay for training and other commission expense.

1450

17. Additional Budget information

This is an optional question, if there is any additional information you wish to share with the State Historic Preservation Office regarding your community's budget.

The HPC operating budget was \$1450. An additional \$45,000 (including a \$25,000 Bright Ideas Grant) was budgeted for the Historic Preservation Plan

18. 2025 Work Plan

Each Commission should develop an annual work plan for the upcoming year. Please include the project(s), initiatives and programs your commission plans to begin or complete.

2025 Ottumwa HPC Work Plan.odt

19.

Does your commission have any vacancies? If so, how many? If you have no vacancies please enter N/A.

Please also use this field to describe any plans the commission has to fill those vacant positions.

Yes, we have two vacancies as of today's date and our staff person is interim until a new City Planner is hired.

20. Commission Members

Please include all commission members in this table.

If the commissioner represents a locally designated district please provide the district in their role field.

If the commissioner doesn't have an email address please enter a phone number.

For any new commissioners please include the biographical sketch in the following question.

First and Last Name	Mailing Address	Email Address	Term	Role
Molly Myers Naumann (deceased 3/2025)	167 W Alta Vista Ave	mollynaumann@outlook.com	deceased	Chair
Bob Swanson	165 W Alta Vista Ave	bodhranplayer55@gmail.com	1/1/2025	Commission Member
Kate Bagby	1109 N Court	kate@katebagby.com	1/1/2026	Commission Member
Lorna Benge	205 Pleasant St	lornabenge4@gmail.com	1/1/2026	Commission Member
Brenda Case	1530 N Elm St	brenda.case@mchsi.com	1/1/2025	Commission Member

21.

Please attach biographical sketches for commissioners who were newly appointed in last calendar year.

Please be sure newly appointed commissioners sign and date their statement.

Case.Biographical.Sketch.pdf

22.

Which of your commission members, staff, and/or elected officials attended the 2024 Preserve lowa Summit?

Now is also a good time to start planning to attend the 2025 Preserve Iowa Summit in Muscatine June 5-7, 2025.

Kate Bagby, Brenda Case

23. Commission Training Table

An important requirement of the Certified Local Government program is annual statesponsored or state-approved training undertaken by at least one member of the historic preservation commission and/or staff liaison.

In this table, please provide information about the commissioners' involvement in historic preservation training (beyond or instead of the Preserve Iowa Summit), listing the name of the conference, workshop or meeting (including online training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Event	Sponsor Organization	Location	Date	Name of Attendees
Preserve Iowa	Dept of Cultural	Mt	June 7-	Brenda Case,
Summit	Affairs	Pleasant	10, 2024	Kate Bagby

24. Chief Elected Official

Did your communities Chief Elected Official (Mayor, Chairman of the Board of Supervisors, or President of LUD Trustees) change in 2024?

25. Has the contact information for your communities staff liaison changed?

If you have a new staff liaison please select yes.

Yes

25.1. Please provide updated contact information for your staff liaison.

Please include their First & Last Name, Job Title, Mailing Address, Phone number, & Email Address.

Philip Rath, City Administrator and acting liaison, 105 E Third, 641-683-0600, rathp@ottumwa.us

26.

What training topic would be most helpful for your Historic Preservation Commission?

Historic Preservation 101. Most members are new and have not yet had that training. Basics of identifying likely candidates for preservation, and those worthy of a professional survey. How to advise homeowners inquiring about grants available to older homes (first steps). Roles and responsibilities for commission members.

27. Suggestions for improvement

The CLG program is here to support the Historic Preservation Commissions across Iowa. Do you have any suggestions for how we can improve our services to your commissions?

Molly Naumann was able to offer training locally, but we don't know what other opportunities are available other than the summit. A training catalog would be useful.

28. Authorized Official Signature

https://iowa1.sharepoint.com/:w:/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=HeBDes

signatures.pdf

29.

Agenda or minutes from the public meeting where this report was presented to the City Council or Board of Supervisors.

agenda for clg approval.odt

MEDIA Edit



Bagby.BiographicalSketch

Two new members joined in 2024. I could not upload both bios in item 21



B4

Downtown business owner reenacting a veteran in our historic cemetery tour



B6

Kiwanis member reenacting a notable citizen in the historic cemetery tour



C67

HPC member Brenda Case portraying Mary Brooks Thrall at the historic cemetery tour



C71

Ottumwa Community Players actor and director portraying a notable citizen at the historic cemetery tour



C68

HPC member Bob Swanson played a doctor interred at the cemetery during the historic tour

C75



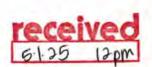
HPC members Bob Swanson and Kate Bagby, tour leader, with a friend after the historic cemetery tour

Benge.BiographicalSketch

No room to attach under 21

Printed April 28, 2025 01:30 CST/CDT. Copyright © 2012 SlideRoom





Item No. <u>I.-1.</u>

CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Administration

Department

Barbara Codjoe

Prepared By Barbara Codjoe

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #69-2025 - Approve changes to Compensation Handbook

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt resolution #69-2025

DISCUSSION:

1) Added the FY26 rate table which increased by 2.5% (for the cost of living adjustment).

2) Separated the rates for seasonal lifeguards and seasonal customer service representatives (concessions / admissions). Lifeguards should be at the hire rate due to the certification that they are required to hold.

3) Added Head Lifeguard as a grade 1 (previously was lifeguard). The Beach has had a head lifeguard position in the past. We have established specific duties above and beyond the lifeguard job description. Those in these positions tend to be our regular part-time employees that stay more than for just the summer.

4) Program Supervisor - changed from a grade 3 to a grade 2 from feedback from department. This is a position that assists in supervising the Beach programs. It is seasonal and through the summer months mostly (occasional duties in the winter / spring to teach a class).

5) Changed rates for seasonal / contracted employees as outlined in the attached Wage Rate analysis.

6) Updated rates for those at the Landfill and Recycling Center. The Solid Waste Commission approved these rates in fall of 2022. Somehow, it was missed and never updated.

7) Added the position of Director of Community Development with Urban Planning to grade 15 as per the attached job analysis.

RESOLUTION NO. 69-2025

RESOLUTION TO APPROVE UPDATED COMPENSATION HANDBOOK

WHEREAS, the City of Ottumwa, lowa had approved a Compensation Handbook on July 18, 2023, which incorporated a classification framework and wage structure as part of the document, and;

WHEREAS, staff for the City of Ottumwa has updated the FY26 rate table with a 2.5% COLA increase as proposed and approved during the budget approval process, and;

WHEREAS, staff for the City of Ottumwa separated the rates for seasonal lifeguards and seasonal customer service representatives due to certifications that are required, and;

WHEREAS, staff for the City of Ottumwa added the position of Head Lifeguard to the Classification Structure and Classification Framework due to an evaluation of current positions, and;

WHEREAS, staff for the City of Ottumwa reclassified the position of Program Supervisor in the Parks and Recreation Job family from a grade 3 to a grade 2 due to an evaluation of current, and;

WHEREAS, staff for the City of Ottumwa changed seasonal / contracted employee wage rates from \$14 / \$15 per hour to \$15 / \$16 per hour, and;

WHEREAS, staff for the City of Ottumwa changed seasonal / contracted employee wage rates for the Landfill and Recycling Center from \$9 / \$8.50 per hour to \$11 per hour as approved by the Solid Waste Commission in fall of 2022, and;

WHEREAS, staff for the City of Ottumwa added the position of Director of Community Development with Urban Planning at a grade 15 as per job analysis, and;

WHEREAS, staff has reviewed the current classification and wage structure and determined the current policy does not meet the short and long term care for employees and operational needs for the employer, and;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Ottumwa, Iowa that the current Compensation Handbook approved on July 18, 2023 and any supplements thereafter are hereby repealed and that the attached Compensation Handbook is hereby adopted and in place with an effective date of May 6, 2025.

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

PASSED, ADOPTED and APPROVED this 6th day of May, 2025

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk



Date: April 21, 2025

From: Barb Codjoe, Director of HR

To: City Administrator, Phil Rath

RE: Wage rate for Seasonal / Contracted Positions

HR was contacted on April 17, 2025 with a request to review our current seasonal / contracted labor pay rates. The request came from other Department Heads due to a need to fill positions that are typically contracted out during the spring / summer months to provide mowing and other road work for the City.

Contracted labor

Currently, the city contracts seasonal labor through Supreme Staffing. Typically, these positions run from late April / early May through late August / early September, dependent upon the weather and when we need the help.

This is a separate line item from regular salaries and charged as an expense from line item code. 6410 – Contract Employees. Supreme Staffing charges us 38% on top of the hourly rate. This is to cover fees for pre-employment checks, employment taxes and such for their work. For example, for an employee being paid \$14 per hour, the city is charged \$19.32 per hour.

This is reviewed yearly to assess if it would make more sense to bring the employees in-house as opposed to using a service.

We contract with them for the following:

- Parks 4 people
- Cemetery 4 people
- Streets 4 people
- Sewer 2 people
- Traffic 2 people
- WPCF 2 people

We also work with them for contracted employees at the Landfill and the Recycling center.

Current Wage Rate

Current seasonal positions in Parks, Cemetery, Lifeguards, Public Works and WPCF are \$14 per hour to start and \$15 per hour if they return years after that.

From the current compensation handbook:

S	easonal / Contracted Employees
	departments with no exceptions unless otherwise wed by City Administrator.
Lifeguards / Pub	lic Works / Parks / WPCF
Lifeguards / Pub Year 1	ic Works / Parks / WPCF \$14.00 per hour



Customer Service	e Representative (Beach)	
Year 1	\$12.00 per hour	
Year 2	\$13.00 per hour	

Comparable City Data

Community	Minimum	Maximum
Altoona	\$15.00	\$15.25
Ankeny	\$18.00	\$20.00
Cedar Falls	\$17.29	\$21.04
Clive	\$21.00	\$24.35
Dubuque	\$14.00	\$16.00
Franklin County	\$23.00	\$25.30
Grimes	\$15.00	\$16.50
Johnston	\$17.00	\$21.00
Mason City	\$13.00	\$15.00
Muscatine	\$13.00	\$15.00
Sioux City	\$11.00	\$18.03
Spencer	\$16.00	\$16.00
Tama County Conservation	\$15.00	\$15.00
Urbandale	\$17.50	\$20.50
Waukee	\$17.00	\$19.00
Webster City	\$14.00	\$14.50
Average	\$16.05	\$\$18.28

Other Comparable Data

I reached out to Supreme Staffing who we contract our seasonal labor through.

Six or seven of the businesses we work with in Ottumwa or within a 30-mile radius pay between \$15-\$17/hour. I would bet we may get a better response if we started the pay at \$15/hour for the 1st year and then move the person to \$16/hour the following year if that same person returns.

Below are other positions from around the area and their pay ranges.

Company	Position	Amount
Insight Partnership Group	Direct Support Manager	\$16.50 - \$17.50 / hour
Manpower	Forklift Operator	\$7.50 - \$20 /per hour
Happy Home Services	Home & Community Based Habilitation	\$17 / hour
Culvers	Front Register	\$8 - \$12 / hour
Voss Distributing	Red Bull Merchandiser	\$17.50 / hour
Ottumwa Radio	News Journalist	\$15 / hour
Vaughn Automotive	Quick Lube Service Advisor	\$20 / hour
Goodwill	Store Clerk	\$14.50 - \$15.50 / hour
McGregors Furniture	Delivery / Warehouse	\$17 - \$19 / hour
Community 1st Credit Union	Part-time teller	\$15 / hour
Wal-Mart	Personal Shopper	\$16.50 / hour



Recommendation

Based on feedback and research here, I would recommend we move our seasonal / contracted employee's rates to \$15 / \$16 per hour.

Department Heads of the respective departments would be responsible for monitoring their actual dollars spent to their budget and make adjustments as the year goes on if needed.

Financial Impact

In calendar year 2024, we spent a total of \$163,027 in seasonal labor in the three main departments:

- Parks 4033.50 hours
- Cemetery 225.50 hours
- Public Works (Sewer, Streets, Traffic) 3358 hours

Using these numbers as a budget and raising the rates to \$15 / \$16 per hour, this would add approximately \$10,511 in expenses to that total. Approximately \$5,566 of that would be from the General Fund. The majority of the rest would come from Road Use Tax fund.

Current totals as of April 17, 2025

Fund	Segment	Account No	YTD	Budget
001 - GENERAL OPERATING FUND	64 - GENERAL OPERATING FUND	001-430-6410	\$86,265.55	\$156,026.00
110 - ROAD USE TAX	64 - ROAD USE TAX	110-210-6410	\$21,329.28	\$ 52,992.00
110 - ROAD USE TAX	64 - ROAD USE TAX	110-240-6410	\$ 4,518.81	\$ 25,612.80
110 - ROAD USE TAX	64 - ROAD USE TAX	110-270-6410	\$ -	\$ 3,312.00
135 - CEMETERY	64 - 411 MEDICAL COSTS	135-450-6410	\$38,499.72	\$ 60,500.00
610 - SEWER UTILITY	64 - SEWER UTILITY	610-815-6410	\$ 5,326.80	\$ 52,000.00
610 - SEWER UTILITY	64 - SEWER UTILITY	610-817-6410	\$11,830.22	\$ 32,292.00
670 - LANDFILL	64 - LANDFILL	670-840-6410	\$31,837.50	\$ -
673 - RECYCLING	64 - LANDFILL	673-843-6410	\$68,139.66	\$ -

Current Budgets for FY26

Fund	Account No	FY25 Budget
001 - General Operating Fund	001-430-6410	\$180,000
110 – Road Use Tax	110-210-6410	\$52,992
110 – Road Use Tax	110-240-6410	\$25613
110 – Road Use Tax	135-450-6410	\$68,000
610 – Sewer Utility	610-815-6410	\$31,200
610 – Sewer Utility	610-817-6410	\$32,292
670 - Landfill	670-840-6410	\$45,000
673 - Recycling	673-843-6410	\$100,000



Date: April 30, 2025

From: Barb Codjoe, Director of HR

To: City Administrator, Phil Rath

RE: Director of Community Development Pay grade

The Director of Community Development position came open in March 2025. In compliance with our hiring policy, the City Administrator and HR reviewed the current job description to make any needed changes prior to posting. The position was posted on April 3, 2025. We initially received five applications with two being qualified.

A panel of six people interviewed the two candidates with questions selected by the City Administrator. One candidate was extremely qualified and has a lot of planning experience and knowledge. It should be noted that the city does not currently have a planner and has looked at adding back this role for the last few years.

The City Administrator requested HR to review the job description and salary range to add additional Planning responsibilities to the role.

Current Salary

The salary currently for the Director of Community Development is assigned to a grade 13. This is a salary range of \$107,134.81 - \$139,290.28 for FY25.

				Difference from	Adju	sted
City	Minimum	Maximum	Cost of Living Index	Ottumwa	Minimum	Maximum
Altoona, IA	\$127,316.80	\$181,211.51	89.70%	18.60%	\$ 103,635.88	\$147,506.17
Ames, IA	\$115,752.00	\$179,649.60	90.30%	19.20%	\$ 93,527.62	\$145,156.88
Ankeny, IA	\$134,724.00	\$180,802.00	92.20%	21.10%	\$ 106,297.24	\$142,652.78
Bettendorf, IA	\$127,108.80	\$170,560.00	88.50%	17.40%	\$ 104,991.87	\$140,882.56
Clive, IA	\$134,648.00	\$175,057.00	95.90%	24.80%	\$ 101,255.30	\$131,642.86
Coralville, IA	\$100,897.00	\$139,120.00	90.60%	19.50%	\$ 81,222.09	\$111,991.60
Dubuque, IA	\$102,689.60	\$134,201.60	82.00%	10.90%	\$ 91,496.43	\$119,573.63
Fort Dodge, IA	\$ 96,595.00	\$133,182.00	70.10%	-1.00%	\$ 97,560.95	\$134,513.82
Johnston, IA	\$124,459.00	\$175,750.00	96.30%	25.20%	\$ 93,095.33	\$131,461.00
Mason City, IA	\$103,896.00	\$133,577.60	70.00%	-1.10%	\$ 105,038.86	\$135,046.95
Muscatine, IA	\$106,683.20	\$149,364.80	75.10%	4.00%	\$ 102,415.87	\$143,390.21
Ottumwa, IA (Client)	\$107,140.80	\$139,297.60	71.10%	0.00%	\$ 107,140.80	\$139,297.60
Norwalk, IA	\$131,533.50	\$175,378.00	92.00%	20.90%	\$ 104,043.00	\$138,724.00
Urbandale, IA	\$137,036.00	\$180,330.00	91.20%	20.10%	\$ 109,491.76	\$144,083.67
Waukee, IA	\$117,789.00	\$157,053.00	95.80%	24.70%	\$ 88,695.12	\$118,260.91
West Des Moines, IA	\$172,313.00	\$258,469.00	88.90%	17.80%	\$ 141,641.29	\$212,461.52
A COLOR OF A COLOR		1.00	A		\$ 101,971.84	\$139,790.38

Based on our job description and comparing it to other cities, range 13 is right in line for a Director of Community Development.

Job Recommendations

In researching other positions, many other cities have positions like Planner I, Planner II, Senior Planner, or an Assistant Director that handles a lot of the planning duties while the Director



oversees it all. In reviewing job descriptions, the following are additional duties the City would add to the job description for Director of Community Development with Urban Planning:

- Oversees and directs the administration of CDBG, HOME, ESG, and other federal and state and local grants to provide housing rehabilitation and neighborhood revitalization. Prepares requests for capital grants and similar revenue sources.
- Directs the preparation or updating of the City's Comprehensive Plan, urban renewal plans, ordinances relating to the department, and voluntary and involuntary annexations.
- Works with developers, consultants, citizens, and public officials on matters concerning the development of planning strategies, compliance with development requirements, and the implementation of community development related projects. Identifies needs of the developer and negotiates tentative incentive packages in line with drafted policies and appetite of the City Council related to potential developments.
- Provides policy guidance for the planning process; reviews and stays current with state and federal legislative and regulatory changes, and legal challenges related to planning and development issues; makes recommendations regarding policy in administration of the zoning ordinance; contributes to the development of new ordinances
- Performs independent analysis on a variety of planning projects and proposals including rezoning applications, and ordinance amendments and makes recommendations utilizing the principles of good planning and land use practices.
- Added further responsibilities as the City liaison with 10-15 Transit, Area 15 Regional Planning Commission (RPC)
- Develops and maintains the zoning map and other planning and community development maps

			4 ······	Difference from	Adjusted		
Job Title	City	Minimum	Maximum	Cost of Living I	Ottumwa	Minimum	Maximum
Planner II	Urbandale	\$ 83,790.00	\$110,262.00	91.20%	20.10%	\$ 66,948.21	\$ 88,099.34
Assistant Director Community Development	Urbandale	\$ 103,171.00	\$135,766.00	91.20%	20.10%	\$ 82,433.63	\$ 108,477.03
Senior Planner	Sioux City	\$ 71,449.04	\$104,342.78	74.80%	3.70%	\$ 68,805.43	\$100,482.10
Community Development Operations Manager	Sioux City	\$ 87,650.58	\$122,728.32	74.80%	3.70%	\$ 84,407.51	\$ 118, 187.37
Assistant Housing & Community Development Di	Marshalltown	\$ 96,729.00	\$130,090.00	72.90%	1,80%	\$ 94,987.88	\$127,748.38
Senior Planner	Grimes	\$ 80,724.80	\$107,686.80	94.00%	22.90%	\$ 62,238.82	\$ 83,026.52
Senior City Planner	Des Moines	\$ 91,499.20	\$115,980.80	78,70%	7.60%	\$ 84,545.26	\$107,166.26
Planner II	Ames	\$ 71,986.93	\$105,243.01	90.30%	19.20%	\$ 58,165.44	\$ 85,036.35
City Planner II	Burlington	\$ 57,558.00	\$ 78,659.00	68.70%	-2.40%	\$ 58,939.39	\$ 80,546.82
Planner II	Johnston	\$ 74,923.00	\$101,033.00	96.30%	25.20%	\$ 56,042.40	\$ 75,572.68
Planning & Zoning Manager	Mason City	\$ 77,542.40	\$ 99,694.40	70.00%	-1.10%	\$ 78,395.37	\$ 100,791.04
City Planner	Muscatine	\$ 64,314.00	\$ 90,022.00	75.10%	4.00%	\$ 61,741.44	\$ 86,421.12

The salaries for these planner positions range anywhere from \$56,000 - \$127,748 (adjusted).

We also added the American Institute of Certified Planners (AICP) certification is required within 1 year of appointment. This is a common certification that is obtained by professional planners that have demonstrated a commitment to high standards of professional practice and a mastery of theories and tools of planning.

To become AICP certified, the following is required:

 Master's or Doctoral degree in planning from an accredited program and 2 years of professional planning experience



- Master's or Doctoral degree in planning NOT from an accredited program and 3 years of professional planning experience
- Bachelor's degree in planning from an accredited program and 3 years of professional planning experience
- Any other graduate or undergraduate degree and 4 years of professional planning experience

The registration fee to take the exam is \$305. This certification is good for two years. Members must participate in a minimum of 32 hours every two years in order to maintain their certification.

Salary Recommendation

The recommendation would be to add the distinction of Director of Community Development with Urban Planning and classify it to a grade 15. This would put the range for the position at \$129,630 - \$168,526.

Moving the position to this grade would add approximately \$23,000 - \$30,000 (depending upon step). Based on the salaries listed above for a planner, adding this to this position would save the City money and also provide some of the additional responsibilities that we have looked at for other positions.

We have made a change like this previously with the Director of Public Works. When the Director of Public Works has a Professional Engineering certification and also focuses on engineering work, they are assigned to a grade 15. Without the PE, the position is a grade 13.

Financial Impact

For FY2026, the City has \$121,549.34 budgeted for the current Director of Community Development salary. There is a potential for recovery of some of the difference in salary with the responsibility of grant writing.

The benefit cost will be taken from the employee benefit reserves which has a balance that can sustain the additional costs.



PURPOSE OF THE COMPENSATION HANDBOOK

The City of Ottumwa Compensation Handbook serves as a reference document that outlines the organization's compensation philosophy and practices for employees. The purpose of a compensation handbook is to ensure that employees are aware of the compensation they can expect to receive for their work, and the City of Ottumwa is able to apply consistent and fair compensation practices. It provides detailed information about salary ranges, benefits, and any other compensation-related information that employees need to know.

By providing transparency and clarity around compensation, a compensation handbook helps to ensure employee satisfaction, retention, and engagement.

This handbook includes 2 distinct policies:

- · Compensation Philosophy
- Classification & Compensation Administrative Guidelines

There are additional appendices and forms included:

- Appendix A Classification Structure
- Appendix B Classification Framework
- Appendix C Salary Schedule
- Position Description Questionnaire
- Job Analysis Request

ELIGIBILITY

The City of Ottumwa Compensation Handbook applies to all employees. Salary information for elected officials and contracted employees are also included in Appendices. If any provision of the handbook conflicts with collective bargaining agreements, the terms of the collective bargaining agreements will prevail.



The City of Ottumwa's compensation philosophy outlines the City's approach to compensating its employees. It is not an employment contract. The City retains the right to amend this handbook at its sole discretion.

PURPOSE

The purpose of a compensation philosophy is to provide a clear and consistent framework for compensation decisions across the organization. It serves as a guiding principle for how the City values and rewards its employees, and how we position ourselves in the job market. It helps to attract and retain top talent, promote fairness and equity in compensation practices, and ensure that compensation decisions are transparent and consistent.

The City of Ottumwa's compensation philosophy provides a framework for communicating with employees about compensation decisions, and helps to ensure that compensation decisions are made based on objective criteria and internal equity considerations.

The City of Ottumwa is committed to being the employer of choice. Our valued employees are the key to delivering on our commitment to improve lives of the citizens through excellence of service. Our compensation philosophy, including salary and benefits, is a reflection of our values. The City will pursue sustainable compensation goals in accordance with its overall fiscal position while respecting the goals of the philosophy. The City's compensation philosophy is designed to meet the following key objectives:

- Externally Competitive Salary and Benefits. The City will strive for salary midpoint to be at the 75th percentile of comparisons to identified benchmark jobs across comparable cities and regional industry employers. We will provide affordable and comprehensive benefit options that best fit employee needs and promote consumerism.
- Equitable. The City will strive to provide a framework of consistent compensation practices that are fair, equitable and free of discrimination. The City will work to continually improve this process by conducting periodic performance evaluations and updating position descriptions. We will regularly assess our market to ensure that our salary rates remain competitive.
- Excellence. The City employs high quality employees and we value continuous
 improvement as part of our commitment to excellence. Our compensation practices are
 intended to attract and retain employees who exemplify our values and delivery on our
 mission and vision. Qualified employees who work to advance their skills and
 knowledge as they contribute to the achievement of organizational objectives will also be
 paid competitively. External hires will be paid competitively in order to attract new talent
 within the designated ranges.
- Emphasis on Service. Individual employee goals may be developed to support overall
 performance and strategic priorities and exemplary service to the residents and property
 owners. We support and promote continual learning and employee growth by providing
 personal and professional development in order to produce high-quality, relevant
 programs and services. This is essential to efficient delivery of services as well as our
 growth and sustainability as a City.



 Easy to Communicate. Because the City is confident of the equity, validity, and reliability of the compensation system and practices, we maintain open communication with employees regarding their individual compensation. The compensation system is easily implemented, communicated and is simplistic in its design. Each employee will know how their compensation is determined. The City will develop a communication plan for our compensation program that supports our status as an employer of choice.

The City, as stewards over entrusted public funds, must be fiscally responsible as we administer compensation and benefits to employees. It is important to us that our compensation practices are sustainable well into the future. The City will seek opportunities, where appropriate, to invest in employees through compensation and benefits that are sustainable by connecting broad City performance measures that increase revenue with ongoing strategic investments in the people who work here.

Comparator/Peer Organizations

Factors considered in selecting comparator/peer organizations for market compensation comparison may include employer size and complexity, services rendered, aspirational organizations, from whom the City gains talent or to whom the City loses talent, population, proximity, and budget. While the selected comparator organizations are subject to change based on market or other conditions, the goal is to maintain consistency for as long as viable. As of 2022, the City's comparator organizations are as follows:

- · Clinton, Iowa
- Dubuque, Iowa
- Fort Dodge, Iowa
- Marshalltown, Iowa
- Oskaloosa, Iowa

- Burlington, Iowa
- Muscatine, Iowa
- Bettendorf, Iowa
- Altoona, Iowa
- Mason City, Iowa

Additionally, the City will utilize reliable published survey sources to obtain additional public sector and private sector data especially related to cross industry jobs where competition warrants such comparisons.

Pay Structure and Progression

The City will develop its pay structure using the 75th percentile of the market for actual salaries anchored at the midpoint. Open pay ranges will be utilized and progression through the pay ranges will be based on tenure and as prescribed by the City's Salary Administration Guidelines.

A classification system is a method of describing and naming work performed in an organization. It provides a structure or framework for understanding how jobs relate to one another and the business reasons for those jobs. A classification system results in a sensible hierarchy of related jobs and groups similar positions together under the same classification title. A classification system is not intended to be used to reward individual employees.



Total Compensation

Every employee will have access to their total compensation package provided by the City of Ottumwa through the human capital system (currently UKG). This statement will include the dollar value of base pay, benefits and other variable/discretionary pay.

PURPOSE

OTTUMWA

The purpose of administrative guidelines for compensation is to establish a clear and consistent approach to determining compensation for employees within the City of Ottumwa. These guidelines typically cover a range of issues such as salary structures, incentive plans, employee benefits, and performance evaluations.

By providing a framework for how compensation decisions are made, the City of Ottumwa can ensure that our compensation policies are fair, transparent, and aligned with our overall business strategy. Additionally, guidelines for compensation can help to attract and retain talented employees, promote employee satisfaction and engagement, and mitigate potential legal and regulatory risks.

Classification & Compensation System Goals

The City of Ottumwa adopted a classification and compensation program for all employees. The goals of the program are to:

- · Define job families/series and career paths; and
- Develop and maintain a compensation system that is internally equitable and externally competitive.

The Classification and Compensation Program consists of three systems:

- A Classification System;
- A Job Evaluation System; and
- A Compensation System.

Each of these systems is described below.

Classification System

A classification system is a method of describing and naming work performed in the City of Ottumwa. It provides a structure or framework for understanding how jobs relate to one another and the business reasons for those jobs. A classification system results in a sensible hierarchy of related jobs and groups similar positions together under the same classification title. A classification system is not intended to be used to reward individual employees.

Term	Definition
Position	A position is the job held by one person. It is the set of duties assigned to an individual.
Classification	A body of work performed by a group of positions and jobs with similar responsibilities at a similar level of responsibility.
Classification Specification	A general description of a class of work. A classification typically includes a general summary of the work; distinguishing characteristics of the class; the essential duties of the class; the knowledge and skills required at entry to the

Definition of Terms in this Section

Classification & Compensation Administrative Guidelines

Definition
 class; and any licensing and special physical requirements. Classification specifications do not describe the duties and responsibilities of each individual employee in a class. Classification describes the collective responsibilities of all employees that are allocated to that classification. A class specification includes: A description of the type and level of work; A description of the characteristics which distinguish this class from others which may be in the same occupation or at the same level of authority and responsibility; Information which indicates standards for recruiting and selecting staff, determining appropriate pay, defining career growth opportunities, identifying performance expectations and complying with the Americans
 with Disabilities Act (ADA). A set of classifications which are closely related to one another, but reflect increasing levels of decision-making, difficulty and/or accountability. This is also often referred to as a job family. In order for multiple levels to be defined within a classification series, there must be distinct differences in the level of decision-making, responsibility, and/or accountability. The differences must be clearly defined and require additional knowledge, education, and/or skill. A new level should not be added due to any of the following: The number or variety of specific assignments; An employee's longevity in a current classification; or
A change in reporting relationships.
An arrangement of all the classification series and classifications an employer uses, together with the classification specifications.
A classification title names a class of work and should be easily understood by employees, applicants, other organizations, and the public. The following terms have been used in classification titles.
The form used to identify new or changed positions or jobs to provide updated content for review by City Human Resources.

Classification Structure

New Positions

When new positions are created, the hiring manager will work with Human Resources to complete a Position Description Questionnaire. Human Resources will determine the appropriate placement within the classification system and update the classification structure.

Requests for Reclassification

From time to time, it may be necessary to reclassify certain positions, to update classification specifications, and/or to develop a new classification. It may be necessary to make one or more of these changes when an individual's duties and responsibilities change significantly, a department or function reorganizes, or a new job or position is created. Before any changes to the class structure are made, a job analysis must be completed. Job analysis is a systematic way of collecting data and analyzing the duties and nature of a specific job or position. The job

analysis provides the information necessary to allocate a position to a classification, modify a classification, or develop a new classification.

A job analysis will be performed if:

OTTUMWA

- A new job or position is created in the organization;
- A position's or classifications essential duties of the position have substantially changed. Typically, this means that thirty percent (30%) or more of the duties have changed.
- The new responsibilities have been performed for a minimum of six (6) months, and are determined to be permanent.

Employees who believe their duties and responsibilities have substantially changed should get approval from their Department Head to request a job analysis. A job analysis request form is available from the Human Resources department. Individuals requesting a job analysis will be asked to complete a Position Description Questionnaire. The PDQ will be used to help determine if the job is appropriately classified, should be allocated to a different classification, or if a new classification should be developed. Human Resources will conduct the review of the PDQ and may conduct interviews of appropriate departmental personnel. Human Resources will make the final determination as to the classification, title, FLSA, job evaluation rating, pay grade, and related areas. If there is a concern with the final ruling, this may be appealed to the City Administrator for review. The City Administrator's determination will be final.

Job Evaluation System

The City of Ottumwa uses a combination of market data and a classification framework to maintain internal equity. This is achieved by first aligning a classification to the appropriate pay range midpoint that is most closely aligned with the market's 75th percentile. This placement is then validated against the classification framework that establishes the levels of work across the City functions. For jobs without market data, the City will review the classification framework and similar classifications to assign to the appropriate pay range.

It is recommended that the internal alignment is reviewed on an annual basis and is supported through the classification processes. Appendix B is the classification framework for the City. This will be continuously reviewed and revised as necessary based on the City's needs and priorities.

Compensation System

The City of Ottumwa intends to compensate employees at a level that is competitive with the market and maintains the City's internal equity of its classifications through the application of the job evaluation methodology. Therefore, the City has adopted salary structures based on the job evaluation results (internal equity) and market data. The salary structures will be reviewed and updated periodically to ensure the structures remain competitive with the market. (See Structure Maintenance section.)

Annual Increases and Salary Structure Adjustments

OTTUMWA

The City of Ottumwa may adjust its salary structure (Appendix C) on an annual basis, to ensure competitiveness with the labor market and account for changes in market conditions and trends. Salary structure adjustments will be based on information related to market trends and organization financials. The City of Ottumwa will use the Midwest CPI as published in the Iowa League of Cities Annual Special Budget Report to guide future adjustments. The Midwest CPI measures changes in the cost of total compensation, which includes wages, salaries, and the employer's cost of employee benefits.

Note on Salary Structure Adjustments and Employee Increase Amount:

The salary structure adjustment is separate from the employee increase amount. While
a salary structure adjustment will impact the entire pay grid, it does not equate to acrossthe-board increases for employees. Employee compensation may be impacted on an
individual basis due to step increases or other factors.

Pay structure adjustments must be approved within the City's budget process. Employees may or may not receive an adjustment to their individual pay as a result of the pay structure adjustment process.

In addition to adjusting the salary structure each year to keep pace with the market, the City should conduct a comprehensive market compensation study at least every fifth year. This schedule may vary depending on market conditions.

Hiring Range

At the City of Ottumwa, the hiring range will span from the position grade's Step 1 up to Step 3; hiring rates above Step 3 will be offered to exceptionally qualified or preferred qualifications of individuals and be done in consultation with the Human Resources Department.

Appointment above step 1 shall require approval by the Human Resources Department, and any hiring amount over the mid-point shall require the approval of the City Administrator.

Progression through the Salary Structure

As mentioned above, range spans (spreads) will vary by level of job. Therefore, the length of time for progression within the salary range will increase as jobs move up through the salary grade structure.

An employee will progress from step 1 through step 7 each year on their anniversary date in position. Once an employee reaches step 7 (midpoint), step progression will happen every three (3) years on the anniversary date in position.

If an employee is hired into a step greater than step 1, the employee will progress through the steps quicker. For example, if an employee was hired in at a step 3, their progression would look like this:

Hire	Step 3
1 year anniversary date in position	Step 4
2 year anniversary date in position	Step 5
3 year anniversary date in position	Step 6
4 year anniversary date in position	Step 7
7 year anniversary date in position	Step 8
10 year anniversary date in position	Step 9
13 year anniversary date in position	Step 10
16 year anniversary date in position	Step 11
19 year anniversary date in position	Step 12
22 year anniversary date in position	Step 13

If an employee obtains a certification that is deemed pertinent to their current job and will be of benefit to the city on a regular basis, an employee may increase their steps. This would be approved by the City Administrator and the certification must be documented.

Promotional Increases

In many situations, an employee promoted to a position in a higher pay range (grade) will receive an immediate pay increase. This increase is separate and distinct from any annual salary adjustment. Promotional increases will generally provide an increase between 5% and 10%. In the event that an individual is currently receiving a salary that exceeds the maximum of the salary range for the new job, then the employee shall receive no increase in base compensation.

In determining the promotional increase, the following other guidelines will be used:

- An employee's salary will be increased at least to the minimum of the new salary range; and
- In no case will a promotional increase place an employee's salary above the maximum
 of the new salary range.

For positions assigned to a step system, any promotional increase will result in a salary that is "on step" and must correspond to a particular step.

Acting Pay: Pay Rates for Work in a Higher Job Classification

In situations where the assignment or scheduling of work requires an employee to perform in a higher-level classification (higher pay grade or pay range), a temporary pay rate may be established for the period of that assignment or work schedule. To receive the adjusted rate, an employee must be working in the higher classification at least 50% of their workday for a minimum of fifteen (15) days.

The effective hourly rate of pay should be within the pay range for the salary grade of the temporary assignment, and should be determined using the same considerations, as noted above, for a promotional increase. This action should only take place when prior approval is given. This policy should not apply to situations of vacation replacement. Once the temporary assignment has been completed, the pay rate will revert to the previous rate.

- Occupational Group Management = 10% of current base salary
- Occupational Group Professional = 7.5% of current base salary
- Occupational Group Technical / Specialist = 5% of current base salary

Discretionary Increases/Incentives

OTTUMWA

A Department Director, upon the review and approval of the Human Resources Director, may grant a discretionary increase to an employee. Such increases or incentives may be necessary for the following:

- To relieve compression;
- To address pay equity situations:
- · To retain top performers outside of the performance cycle;
- · To reward an employee with sustained favorable performance; or
- If given as a base salary increase, such increases are to be in accordance with the provisions of the pay plans to which an employee is assigned.

If such increase or incentive is given as a means of retaining an employee, the employee must (1) have achieved a performance ranking of higher than meeting expectations on the employee's most recent performance evaluation unless there is an extreme business need to keep the position filled and (2) have the approval of the Human Resources Director. Retention increases are not to be given more than once in a thirty-six (36) month period.

If the discretionary increase or incentive is granted due to performance, an employee must have a performance evaluation ranking of higher than meeting expectations on the employee's most recent performance evaluation and the employee shall not be eligible for more than one such increase per calendar/fiscal year.

All discretionary increases or incentives of more than five percent (5%) must be approved in writing by the Human Resources Director and City Administrator or their designee unless the increase is for an employee on a step system and such movement is to the next highest step.

A discretionary increase will not be provided if it places the resulting base salary above that of the respective pay range maximum.

Leaves of Absence

Salary increases are not earned while on an unpaid leave of absence and in compliance with leave regulations. Upon reinstatement, the employee shall be paid at the same rate he/she had prior to the leave of absence. If, during the absence, an increase had been provided, the salary of the incumbent should be reviewed at the time he/she returns for any pay action.

Voluntary Reassignment

An employee who voluntarily accepts a reassignment to a position having a classification in a lower assigned pay grade shall have their salary set at a rate of pay within the new pay grade providing it does not result in an increase in pay or does not exceed the maximum of the new assigned pay grade. Employees who are subsequently reclassified, or promoted back to the original classification from which they took a voluntary reassignment, may not have their rate of pay adjusted to a level above that prescribed for reclassifications or promotions.

Involuntary Reassignment (Demotion)

An employee who is involuntary reassigned to a position having a classification in a lower assigned pay grade shall have their salary set at a rate of pay within the new pay grade providing it does not result in an increase in pay or does not exceed the maximum of the new assigned pay grade. A minimum of 5% reduction in pay is considered, but in no case will the employee be paid over the maximum of the new pay range.

Involuntary Transfer to a Lower Grade

When an employee receives an involuntary transfer, (not resulting from a demotion) to a new position with a salary range that is less than the range of the employee's present grade (e.g., abolition of a job and the consequent reassignment of a position with a lower grade), no immediate salary reduction should occur. For employees with positions on a step system, their "new" position should be placed on the pay scale at the closest, next highest step if the job is also assigned to a step pay range. Under this circumstance, the employee's situation will be reviewed during the next pay adjustment cycle to determine if the employee is eligible for any further step adjustment. If the employee's salary is above the maximum of the lower grade, no salary increases will be granted to the employee until the maximum for the new grade equals or exceeds the employee's salary.

Lateral Transfer

When necessary, the City may change an employee or group of employees from one job to another within the same pay grade. This will happen when the City deems the change to be in the interest of efficiency and meeting objectives. When an employee(s) is transferred to a position assigned to the same pay grade, he or she will not receive an adjustment in pay. Likewise, an employee who voluntarily requests a lateral transfer to a job within the same pay grade will not receive a pay adjustment.

Reclassification/Regrade

An employee who is advanced to a higher pay grade through reclassification or classification regrade shall have their salary set within the range of the new pay grade under the following guidelines:

- 1) The minimum of the assigned pay grade; but not above pay grade maximum unless the current salary is above the maximum.
- 2) On the next highest step to that of the current salary.

An employee who is reduced to a lower pay grade by reclassification or regrade action may retain the previous rate of pay so long as it does not exceed the midpoint of the new pay range unless authorization is received from the Human Resources Director. In no case shall the salary exceed the maximum of the new pay grade.

Appendix A - Classification Structure

Job Family	Series Title	New Class Title	Series Level
Accounting	Accounting	Accounting Specialist	1
Accounting	Accounting	Accountant	2
Accounting	Accounting	Director of Finance	3
Administrative Support	Administrative Support	Administrative Clerk	1
Administrative Support	Administrative Support	Administrative Specialist	2
Airport	Airport	Airport Facilities Technician	1
Airport	Airport	Equipment Operator	2
Airport	Airport	Aviation Services Supervisor	3
Airport	Airport	Director of Airport Operations	4
Fire	Fire	Firefighter	1
Fire	Fire	Master Firefighter	2
Fire	Fire	Fire Captain	3
Fire	Fire	Assistant Fire Chief	4
Fire	Fire	Deputy Fire Chief	5
Fire	Fire	Fire Chief	6
Facilities Maintenance	Facilities Maintenance	Janitor	1
Facilities Maintenance	Facilities Maintenance	Custodian	2
Facilities Maintenance	Facilities Maintenance	Maintenance Worker	3
Facilities Maintenance	Facilities Maintenance	Maintenance Manager	4
Human Resources	HR	HR Generalist	1
Human Resources	HR	Director of Human Resources	2
Library	Library	Library Assistant	1
Library	Library	Librarian	2
Library	Library	Adult Services Librarian	3
Library	Library	Youth Services Librarian	3
Library	Library	Assistant Library Director	4
Library	Library	Library Director	5
Clerk	Clerk	City Clerk	n/a
City Management	City Management	City Administrator	n/a
Parks and Recreation	Parks and Recreation	Customer Service Representative	1
Parks and Recreation	Parks and Recreation	Lifeguard	2
Parks and Recreation	Parks and Recreation	Head Lifeguard	3
Parks and Recreation	Parks and Recreation	Program Instructor	4
Parks and Recreation	Parks and Recreation	Program Supervisor	5
Parks and Recreation	Parks and Recreation	Aquatic Facility Supervisor	6
Parks and Recreation	Parks and Recreation	Director of Parks & Recreation	7
Community Development	Landfill	Grounds Worker	1
Community Development	Landfill	Gatekeeper	2
Community Development	Landfill	Equipment Operator	3
Community Development	Recycling	Gatekeeper	1
Community Development	Recycling	Demanufacturing Technician	2
Community Development	Solid Waste	Solid Waste Superintendent	4

OTTUMWA

Appendix A - Classification Structure

Job Family	Series Title	New Class Title	Leve
Community Development	Planning and Zoning	Code Compliance Officer	1
Community Development	Planning and Zoning	Building Inspector	2
Community Development	Planning and Zoning	Planning and Zoning Coordinator	
Community Development	Planning and Zoning	Director of Community Development	4
Public Safety Communications	Public Safety Communications	911 Communication Specialist	1
Public Safety Communications	Public Safety Communications	911 Dispatch Supervisor	2
Public Safety	Public Safety	Parking Attendant	n/a
Public Safety	Public Safety	Police Officer	1
Public Safety	Public Safety	Sergeant	2
Public Safety	Public Safety	Lieutenant	3
Public Safety	Public Safety	Police Chief	4
	Sewer Maintenance	Equipment Operator	1
Public Works	Sewer Maintenance	Sewer Maintenance Supervisor	2
Public Works		Equipment Operator	1
Public Works Public Works	Street Maintenance Street Maintenance	Street Maintenance Supervisor	2
			1
Public Works	Traffic Maintenance	Equipment Operator Electrician	
Public Works	Traffic Maintenance		2
Public Works	Traffic Maintenance	Senior Electrician	
Public Works	Traffic Maintenance	Traffic Maintenance Supervisor	4
Public Works	Mechanic	Mechanic	1
Public Works	Mechanic	Garage Supervisor	2
Public Works	Management	Public Works Superintendent	3
Public Works	Civil Engineering	Engineering Technician I	1
Public Works	Civil Engineering	Engineering Technician II	2
Public Works	Civil Engineering	Engineering Technician III	3
Public Works	Civil Engineering	Engineering Supervisor	4
Public Works	Civil Engineering	Assistant City Engineer	5
Public Works	Civil Engineering	City Engineer	6
		Laboratory Technician	1
Public Works	Laboratory Operations	Laboratory Chemist	2
Public Works Public Works	Laboratory Operations Wastewater	Plant Operator	1
	Wastewater	Maintenance Technician	1
Public Works		Pre-Treatment Coordinator	2
Public Works	Wastewater		-
Public Works	Wastewater	WPCF Supervisor	3
Public Works	Wastewater	Water Superintendent	4
Public Works	Management	Director of Public Works	2
Information Technology	Π	IT Technician	1
Information Technology	ΙΤ	IT Manager	2
Stand alone	Stand alone	GIS Administrator	n/a
Stand alone	Stand alone	Public Information Officer	n/a

Appendix B - Classification Framework



Occupational Group	Title	Level Definition	Position Title	Grade
	City Administrator	Overall strategic and operational direction and management of the City responsible for executing the goals and objectives of the Council	City Administrator	17
-			Director of Public Works – with PE License	15
			Director of Community Development with Urban Planning	15
		Direct and oversee departments and functions across	Director of Finance	14
	S	the City with overall policy development. Impacts of	Police Chief	14
	Senior Director	decisions and responsibilities go across functional areas and impact all or most City operations.	Director of Community Development	13
			Director of Human Resources	13
MANAGEMENT			Director of Public Works – without PE license	13
(EXEMPT)			Fire Chief	13
			Library Director	12
		Direct the operations, goals, and services of a City	Director of Airport Operations	12
	dim to a	department or functional area by defining the	City Engineer	12
	Director	operations with the scope of established goals and objectives. Incumbents develop and manage a budget,	Police Lieutenant	12
		and ensure the operations meet City-wide strategies.	IT Manager	12
			Director of Parks & Recreation	12
		Oversee the operations and planning of a work unit, function, or division; may serve as second-in- command, and typically report to a department head.	Deputy Fire Chief	11
	Manager	Responsible to determine and plan the operations of the assigned area through planning, functional management, or project management assignments.	Wastewater Superintendent	11



Occupational Group	Title	Level Definition	Position Title	Grade
		Personalities for the advanced level of analysis, programming	Public Works Superintendent	10
	Lead/Principal/	Responsible for the advanced level of analysis, programming, and execution of assigned work in the area of assignment to the broader City. Typically responsible for assignments and work	Solid Waste Superintendent	10
	Administrator	that impact within the department and across the City through the operations and work of an assigned functional area.	Police Sergeant	10
			Accountant	10
		Represent an area of assignment to related functions or by providing information to the broader City. Incumbents have	Assistant City Engineer	9
	Senior Officer / Analyst / Coordinator	limited to no budget responsibility with impact of work and information on departments or functions across the City. The	Assistant Fire Chief	9
PROFESSIONAL (EXEMPT)		assignments require diverse decisions that require complex decision making skills through the analysis, evaluation, and methodology development to review information and data.	Aviation Services Supervisor	9
		Assignments are generally broad in nature. Incumbents	City Clerk	9
		determine which process to utilize in carrying out duties.	Senior Electrician	9
			WPCF Maintenance Supervisor	8
		Journey-level analytical work in an assigned area, department, or operations of the City. Incumbents have limited to no budget	WPCF Operations Supervisor	8
	Officer/Analyst/	responsibility with the impact of work concentrated within the	Laboratory Chemist	8
	Supervisor	area of assignment. Duties often require complex decision making skills to troubleshoot standard processes or steps. Assignments are generally broad in nature that require input	Planning and Zoning Coordinator	8
		from multiple sources to identify errors or solutions.	Police Officer	8
			Maintenance Electrician	8
			Garage Supervisor	8



Occupational Group	Title	Level Definition	Position Title	Grade
			Street Maintenance Supervisor	7
			Traffic Maintenance Supervisor	7
			Sewer Maintenance Supervisor	7
			Maintenance Manager	7
			911 Dispatch Supervisor	7
1.00	Foreman / Lead	Top level of operation, administrative services,	Engineering Supervisor	7
· · · · · · · · · · · · · · · · · · ·	Specialist /	office coordination, administrative support for	Assistant Library Director	7
	Technician	program or staff, may serve as the lead worker.	Aquatic Facilities Manager	7
	(NON-EXEMPT) Advanced specialized program support or complex technical, administrative support for staff. Work is primarily routine in nature, with		HR Generalist	7
			Public Information Officer	7
ECHNICAL/SPECIALIST			GIS Administrator	7
(NON-EXEMPT)			Building Inspector	7
			Fire Captain	7
		Advanced specialized program support or	Engineering Technician II	6
		staff. Work is primarily routine in nature, with specific goals and objectives, but includes the	Pre-treatment Coordinator	6
	Senior Specialist / Technician	ability to address non-routine situations by applying or adapting established processes and	Master Firefighter	6
		procedures; requires a comprehensive knowledge and skill of the assigned area or function to complete the assigned responsibilities assigned.	Mechanic	6



Occupational Group	Title	Level Definition	Position Title	Grade
			Water Laboratory Technician	5
		Specialized program support or moderately	Code Compliance Officer	5
		complex technical, administrative support for	Traffic Maintenance Technician	5
	Specialist /	staff. Work is primarily routine in nature, with	Equipment Operator	5
	Technician	specific goals and objectives, but includes the ability to address non-routine situations by	IT Technician	5
		applying or adapting established processes and	WPCF Maintenance Technician	5
		procedures.	WPCF Plant Operator	5
TECHNICAL/SPECIALIST		procedures.	Firefighter	5
(NON-EXEMPT)			911 Communication Specialist	4
		Work is routine in nature with the majority of	Accounting Specialist	4
		time dedicated to the performance of tasks	De-manufacturing Technician	4
	Assistant/	related to one area of responsibility, with	Administration Specialist	4
	Technician	standardized responsibilities of basic	Engineering Technician I	4
		maintenance and repair, transaction	Maintenance Worker	4
		processing, general administrative support.	Adult Services Librarian	4
			Youth Services Librarian	4



Occupational Group	Title	Title Level Definition		Grade
13 10		Role is within a defined area, department, or operations of the City. The scope of responsibilities	Administrative Clerk	3
	Worker/Representative	are limited to the area of assignment and defined job responsibilities with a broader understanding of area	Custodian	3
		of assignment operations and how responsibilities of multiple positions interact and impact that area.	Librarian	3
SUPPORT (NON-	N- NPT) Receptionist/Clerk/ Worker Worker and defined job responsibilities with a broader	department, or operations of the City. The scope of	Library Assistant	2
EXEMPT)			Program Supervisor	2
			Airport Facilities Technician	1
		Work is in a defined area, department, or operations	Gatekeeper	1
		of the City. The scope of responsibilities are limited	Grounds Worker	1
	Clerk	to the area of assignment and defined job responsibilities; with the position accountable for the	Janitor	1
		specific assignments.	Head Lifeguard	1
		specific assignmental	Parking Attendant	1



Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
	Hire	1 Year	3 Year										
1	\$ 33,092.80	\$ 33,904.00	\$ 34,736.00	\$ 35,568.00	\$ 36,400.00	\$ 37,232.00	\$ 38,043.20	\$ 38,875.20	\$ 39,707.20	\$ 40,539.20	\$ 41,350.40	\$ 42,182.40	\$ 43,014.40
2	\$ 36,400.00	\$ 37,294.40	\$ 38,209.60	\$ 39,124.80	\$ 40,040.00	\$ 40,934.40	\$ 41,849.60	\$ 42,764.80	\$ 43,680.00	\$ 44,574.40	\$ 45,489.60	\$ 46,404.80	\$ 47,320.00
3	\$ 40,040.00	\$ 41,038.40	\$ 42,036.80	\$ 43,035.20	\$ 44,033.60	\$ 45,032.00	\$ 46,030.40	\$ 47,028.80	\$ 48,048.00	\$ 49,046.40	\$ 50,044.80	\$ 51,043.20	\$ 52,041.60
4	\$ 44,033.60	\$ 45,136.00	\$ 46,238.40	\$ 47,340.80	\$ 48,443.20	\$ 49,545.60	\$ 50,648.00	\$ 51,750.40	\$ 52,832.00	\$ 53,934.40	\$ 55,036.80	\$ 56,139.20	\$ 57,241.60
5	\$ 48,443.20	\$ 49,649.60	\$ 50,856.00	\$ 52,062.40	\$ 53,289.60	\$ 54,496.00	\$ 55,702.40	\$ 56,908.80	\$ 58,115.20	\$ 59,342.40	\$ 60,548.80	\$ 61,755.20	\$ 62,961.60
6	\$ 53,289.60	\$ 54,620.80	\$ 55,952.00	\$ 57,283.20	\$ 58,614.40	\$ 59,945.60	\$ 61,276.80	\$ 62,608.00	\$ 63,939.20	\$ 65,270.40	\$ 66,601.60	\$ 67,932.80	\$ 69,264.00
7	\$ 58,614.40	\$ 60,070.40	\$ 61,547.20	\$ 63,003.20	\$ 64,459.20	\$ 65,936.00	\$ 67,392.00	\$ 68,868.80	\$ 70,324.80	\$ 71,801.60	\$ 73,257.60	\$ 74,713.60	\$ 76,190.40
8	\$ 64,459.20	\$ 66,081.60	\$ 67,683.20	\$ 69,305.60	\$ 70,907.20	\$ 72,529.60	\$ 74,131.20	\$ 75,753.60	\$ 77,355.20	\$ 78,977.60	\$ 80,579.20	\$ 82,201.60	\$ 83,803.20
9	\$ 70,907.20	\$ 72,696.00	\$ 74,464.00	\$ 76,232.00	\$ 78,000.00	\$ 79,768.00	\$ 81,556.80	\$ 83,324.80	\$ 85,092.80	\$ 86,860.80	\$ 88,649.60	\$ 90,417.60	\$ 92,185.60
10	\$ 78,000.00	\$ 79,955.20	\$ 81,910.40	\$ 83,844.80	\$ 85,800.00	\$ 87,755.20	\$ 89,710.40	\$ 91,644.80	\$ 93,600.00	\$ 95,555.20	\$ 97,510.40	\$ 99,444.80	\$ 101,400.00
11	\$ 85,800.00	\$ 87,942.40	\$ 90,084.80	\$ 92,248.00	\$ 94,390.40	\$ 96,532.80	\$ 98,675.20	\$ 100,817.60	\$ 102,960.00	\$ 105,102.40	\$ 107,244.80	\$ 109,387.20	\$ 111,550.40
12	\$ 94,390.40	\$ 96,740.80	\$ 99,091.20	\$101,462.40	\$103,812.80	\$106,184.00	\$108,534.40	\$110,905.60	\$113,256.00	\$115,606.40	\$117,977.60	\$120,328.00	\$122,699.20
13	\$103,812.80	\$106,412.80	\$109,012.80	\$111,612.80	\$114,192.00	\$116,792.00	\$119,392.00	\$121,992.00	\$124,571.20	\$127,171.20	\$129,771.20	\$132,371.20	\$134,971.20
14	\$114,192.00	\$117,062.40	\$119,912.00	\$122,761.60	\$125,611.20	\$ 128,481.60	\$131,331.20	\$134,180.80	\$137,030.40	\$139,900.80	\$142,750.40	\$145,600.00	\$ 148,449.60
15	\$125,611.20	\$128,752.00	\$131,892.80	\$135,033.60	\$138,174.40	\$ 141,315.20	\$ 144,456.00	\$ 147,596.80	\$ 150,737.60	\$153,878.40	\$157,019.20	\$ 160,160.00	\$ 163,300.80
16	\$138,174.40	\$141,627.20	\$145,080.00	\$ 148,553.60	\$152,006.40	\$155,459.20	\$158,912.00	\$ 162,364.80	\$ 165,817.60	\$ 169,270.40	\$172,723.20	\$176,176.00	\$179,628.80
17	\$152,006.40	\$ 155,792.00	\$ 159,598.40	\$ 163,404.80	\$ 167,190.40	\$ 170,996.80	\$174,803.20	\$ 178,588.80	\$ 182,395.20	\$ 186,201.60	\$ 189,987.20	\$ 193,793.60	\$ 197,600.00
18	\$167,190.40	\$171,371.20	\$175,552.00	\$179,732.80	\$ 183,913.60	\$ 188,094.40	\$ 192,275.20	\$ 196,456.00	\$ 200,636.80	\$ 204,817.60	\$ 208,998.40	\$ 213,179.20	\$ 217,360.00

City Council - paid monthly - \$6,000 per year

Mayor - paid monthly - \$10,200 per year

This includes all departments with no exce and approved by City Administrator.	ptions unless otherwise stated			
Year 1	\$14.00 per hour			
Year 2	\$15.00 per hour			
Landfill contracted employees	\$9.00 per hour			
Recycling Center Contracted Employees	\$8.25 per hour			
Landfill and Recycling Center rates set by	the Solid Waste Commission.			
WPCF Contracted (with certifications)	\$20.00 per hour			



3.2% COLA - Effective July 1, 2024

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
	Hire	1 Year	3 year										
1	\$ 34,151.77	\$ 34,988.93	\$ 35,847.55	\$ 36,706.18	\$ 37,564.80	\$ 38,423.42	\$ 39,260.58	\$ 40,119.21	\$ 40,977.83	\$ 41,836.45	\$ 42,673.61	\$ 43,532.24	\$ 44,390.86
2	\$ 37,564.80	\$ 38,487.82	\$ 39,432.31	\$ 40,376.79	\$ 41,321.28	\$ 42,244.30	\$ 43,188.79	\$ 44,133.27	\$ 45,077.76	\$ 46,000.78	\$ 46,945.27	\$ 47,889.75	\$ 48,834.24
3	\$ 41,321.28	\$ 42,351.63	\$ 43,381.98	\$ 44,412.33	\$ 45,442.68	\$ 46,473.02	\$ 47,503.37	\$ 48,533.72	\$ 49,585.54	\$ 50,615.88	\$ 51,646.23	\$ 52,676.58	\$ 53,706.93
4	\$ 45,442.68	\$ 46,580.35	\$ 47,718.03	\$ 48,855.71	\$ 49,993.38	\$ 51,131.06	\$ 52,268.74	\$ 53,406.41	\$ 54,522.62	\$ 55,660.30	\$ 56,797.98	\$ 57,935.65	\$ 59,073.33
5	\$ 49,993.38	\$ 51,238.39	\$ 52,483.39	\$ 53,728.40	\$ 54,994.87	\$ 56,239.87	\$ 57,484.88	\$ 58,729.88	\$ 59,974.89	\$ 61,241.36	\$ 62,486.36	\$ 63,731.37	\$ 64,976.37
6	\$ 54,994.87	\$ 56,368.67	\$ 57,742.46	\$ 59,116.26	\$ 60,490.06	\$ 61,863.86	\$ 63,237.66	\$ 64,611.46	\$ 65,985.25	\$ 67,359.05	\$ 68,732.85	\$ 70,106.65	\$ 71,480.45
7	\$ 60,490.06	\$ 61,992.65	\$ 63,516.71	\$ 65,019.30	\$ 66,521.89	\$ 68,045.95	\$ 69,548.54	\$ 71,072.60	\$ 72,575.19	\$ 74,099.25	\$ 75,601.84	\$ 77,104.44	\$ 78,628.49
8	\$ 66,521.89	\$ 68,196.21	\$ 69,849.06	\$ 71,523.38	\$ 73,176.23	\$ 74,850.55	\$ 76,503.40	\$ 78,177.72	\$ 79,830.57	\$ 81,504.88	\$ 83,157.73	\$ 84,832.05	\$ 86,484.90
9	\$ 73,176.23	\$ 75,022.27	\$ 76,846.85	\$ 78,671.42	\$ 80,496.00	\$ 82,320.58	\$ 84,166.62	\$ 85,991.19	\$ 87,815.77	\$ 89,640.35	\$ 91,486.39	\$ 93,310.96	\$ 95,135.54
10	\$ 80,496.00	\$ 82,513.77	\$ 84,531.53	\$ 86,527.83	\$ 88,545.60	\$ 90,563.37	\$ 92,581.13	\$ 94,577.43	\$ 96,595.20	\$ 98,612.97	\$ 100,630.73	\$ 102,627.03	\$ 104,644.80
11	\$ 88,545.60	\$ 90,756.56	\$ 92,967.51	\$ 95,199.94	\$ 97,410.89	\$ 99,621.85	\$ 101,832.81	\$ 104,043.76	\$ 106,254.72	\$ 108,465.68	\$ 110,676.63	\$ 112,887.59	\$ 115,120.01
12	\$ 97,410.89	\$ 99,836.51	\$ 102,262.12	\$ 104,709.20	\$ 107,134.81	\$ 109,581.89	\$ 112,007.50	\$ 114,454.58	\$ 116,880.19	\$ 119,305.80	\$ 121,752.88	\$ 124,178.50	\$ 126,625.57
13	\$ 107,134.81	\$ 109,818.01	\$ 112,501.21	\$ 115,184.41	\$ 117,846.14	\$ 120,529.34	\$ 123,212.54	\$ 125,895.74	\$ 128,557.48	\$ 131,240.68	\$ 133,923.88	\$ 136,607.08	\$ 139,290.28
14	\$ 117,846.14	\$ 120,808.40	\$ 123,749.18	\$ 126,689.97	\$ 129,630.76	\$ 132,593.01	\$ 135,533.80	\$ 138,474.59	\$ 141,415.37	\$ 144,377.63	\$ 147,318.41	\$ 150,259.20	\$ 153,199.99
15	\$ 129,630.76	\$ 132,872.06	\$ 136,113.37	\$ 139,354.68	\$ 142,595.98	\$ 145,837.29	\$ 149,078.59	\$ 152,319.90	\$ 155,561.20	\$ 158,802.51	\$ 162,043.81	\$ 165,285.12	\$ 168,526.43
16	\$ 142,595.98	\$ 146,159.27	\$ 149,722.56	\$ 153,307.32	\$ 156,870.60	\$ 160,433.89	\$ 163,997.18	\$ 167,560.47	\$ 171,123.76	\$ 174,687.05	\$ 178,250.34	\$ 181,813.63	\$ 185,376.92
17	\$ 156,870.60	\$ 160,777.34	\$ 164,705.55	\$ 168,633.75	\$ 172,540.49	\$ 176,468.70	\$ 180,396.90	\$ 184,303.64	\$ 188,231.85	\$ 192,160.05	\$ 196,066.79	\$ 199,995.00	\$ 203,923.20
18	\$ 172,540.49	\$ 176,855.08	\$ 181,169.66	\$ 185,484.25	\$ 189,798.84	\$ 194,113.42	\$ 198,428.01	\$ 202,742.59	\$ 207,057.18	\$ 211,371.76	\$ 215,686.35	\$ 220,000.93	\$ 224,315.52

City Council - paid monthly - \$6,000 per year

Mayor - paid monthly - \$10,200 per year

Seasonal / Contracte This includes all departments with no exce and approved by City Administrator.						
Year 1 \$14.00 per hour						
Year 2	\$15.00 per hour					
Landfill contracted employees	\$11.00 per hour					
Recycling Center Contracted Employees	\$11.00 per hour					
Landfill and Recycling Center rates set by	the Solid Waste Commission.					
WPCF Contracted (with certifications)	\$20.00 per hour					



2.5% COLA - Effective July 1, 2025

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
	Hire	1 Year	3 year										
1	\$ 35,005.56	\$ 35,863.65	\$ 36,743.74	\$ 37,623.83	\$ 38,503.92	\$ 39,384.01	\$ 40,242.10	\$ 41,122.19	\$ 42,002.28	\$ 42,882.37	\$ 43,740.45	\$ 44,620.54	\$ 45,500.63
2	\$ 38,503.92	\$ 39,450.02	\$ 40,418.11	\$ 41,386.21	\$ 42,354.31	\$ 43,300.41	\$ 44,268.51	\$ 45,236.61	\$ 46,204.70	\$ 47,150.80	\$ 48,118.90	\$ 49,087.00	\$ 50,055.10
3	\$ 42,354.31	\$ 43,410.42	\$ 44,466.53	\$ 45,522.63	\$ 46,578.74	\$ 47,634.85	\$ 48,690.96	\$ 49,747.06	\$ 50,825.17	\$ 51,881.28	\$ 52,937.39	\$ 53,993.50	\$ 55,049.60
4	\$ 46,578.74	\$ 47,744.86	\$ 48,910.98	\$ 50,077.10	\$ 51,243.22	\$ 52,409.34	\$ 53,575.45	\$ 54,741.57	\$ 55,885.69	\$ 57,051.81	\$ 58,217.93	\$ 59,384.05	\$ 60,550.16
5	\$ 51,243.22	\$ 52,519.35	\$ 53,795.48	\$ 55,071.61	\$ 56,369.74	\$ 57,645.87	\$ 58,922.00	\$ 60,198.13	\$ 61,474.26	\$ 62,772.39	\$ 64,048.52	\$ 65,324.65	\$ 66,600.78
6	\$ 56,369.74	\$ 57,777.88	\$ 59,186.03	\$ 60,594.17	\$ 62,002.31	\$ 63,410.46	\$ 64,818.60	\$ 66,226.74	\$ 67,634.89	\$ 69,043.03	\$ 70,451.17	\$ 71,859.32	\$ 73,267.46
7	\$ 62,002.31	\$ 63,542.47	\$ 65,104.63	\$ 66,644.78	\$ 68,184.94	\$ 69,747.10	\$ 71,287.26	\$ 72,849.42	\$ 74,389.57	\$ 75,951.73	\$ 77,491.89	\$ 79,032.05	\$ 80,594.21
8	\$ 68,184.94	\$ 69,901.12	\$ 71,595.29	\$ 73,311.46	\$ 75,005.64	\$ 76,721.81	\$ 78,415.98	\$ 80,132.16	\$ 81,826.33	\$ 83,542.51	\$ 85,236.68	\$ 86,952.85	\$ 88,647.02
9	\$ 75,005.64	\$ 76,897.83	\$ 78,768.02	\$ 80,638.21	\$ 82,508.40	\$ 84,378.59	\$ 86,270.78	\$ 88,140.97	\$ 90,011.16	\$ 91,881.35	\$ 93,773.55	\$ 95,643.74	\$ 97,513.93
10	\$ 82,508.40	\$ 84,576.61	\$ 86,644.82	\$ 88,691.03	\$ 90,759.24	\$ 92,827.45	\$ 94,895.66	\$ 96,941.87	\$ 99,010.08	\$101,078.29	\$103,146.50	\$105,192.71	\$107,260.92
11	\$ 90,759.24	\$ 93,025.47	\$ 95,291.70	\$ 97,579.93	\$ 99,846.17	\$102,112.40	\$104,378.63	\$106,644.86	\$108,911.09	\$111,177.32	\$113,443.55	\$115,709.78	\$117,998.01
12	\$ 99,846.17	\$102,332.42	\$104,818.67	\$107,326.93	\$109,813.18	\$112,321.44	\$114,807.69	\$117,315.94	\$119,802.20	\$122,288.45	\$124,796.71	\$127,282.96	\$129,791.21
13	\$109,813.18	\$112,563.46	\$115,313.74	\$118,064.02	\$120,792.30	\$123,542.58	\$126,292.86	\$129,043.14	\$131,771.42	\$134,521.70	\$137,271.98	\$140,022.26	\$142,772.54
14	\$120,792.30	\$123,828.61	\$126,842.91	\$129,857.22	\$132,871.53	\$135,907.84	\$138,922.14	\$141,936.45	\$144,950.76	\$147,987.07	\$151,001.37	\$154,015.68	\$157,029.99
15	\$132,871.53	\$136,193.87	\$139,516.20	\$142,838.54	\$146,160.88	\$149,483.22	\$152,805.56	\$156,127.90	\$159,450.23	\$162,772.57	\$166,094.91	\$169,417.25	\$172,739.59
16	\$146,160.88	\$149,813.25	\$153,465.62	\$157,140.00	\$160,792.37	\$164,444.74	\$168,097.11	\$171,749.49	\$175,401.86	\$179,054.23	\$182,706.60	\$186,358.97	\$190,011.34
17	\$160,792.37	\$164,796.78	\$168,823.19	\$172,849.60	\$176,854.01	\$180,880.42	\$184,906.82	\$188,911.23	\$192,937.64	\$196,964.05	\$200,968.46	\$204,994.87	\$209,021.28
18	\$176,854.01	\$181,276.46	\$185,698.91	\$190,121.36	\$194,543.81	\$198,966.26	\$203,388.71	\$207,811.16	\$212,233.61	\$216,656.06	\$221,078.51	\$225,500.96	\$229,923.41

City Council - paid monthly - \$6,000 per year

Mayor - paid monthly - \$10,200 per year

Seaso	onal / Contracted Employees	Contracted Em	ployees	
This includes all departments with no exceptions unless otherwise stated and approved by City Administrator.		This includes all departments with no exceptions unless otherwise stated and approved by City Administrator.		
	As of 5/7/2025		and the second second	
Lifeguards / Publi	c Works / Parks / WPCF	Landfill	\$11.00 per hour	
Year 1	\$15.00 per hour	Recycling Center	\$11.00 per hour	
Year 2 \$16.00 per hour		Landfill and Recycling Center rates set by	the Solid Waste Commission.	
Customer Service	e Representative (Beach)	WPCF Contracted (with certifications)	\$20.00 per hour	
Year 1	\$12.00 per hour			
Year 2	\$13.00 per hour			



Position Description Questionnaire (PDQ)

I. BACKGROUND

EMPLOYEE INFORMATION: In this section, you will provide information regarding your name, current job title, your immediate supervisor, etc. This information will help us make sure we refer to the correct job throughout the study

Employee Name	Date Form Completed		
Official Job Title	Department		
Work Phone (if applicable E-mail	Time in Current Position		Less than 1 year 1-3 years 3-5 years 5-10 years 10+ years
Immediate Supervisor	Immediate Supervisor Repo	orts To	
Name	Name		
	Title		

II. POSITION INFORMATION

1. POSITION SUMMARY

Please write 1 to 3 sentences that describe the purpose and major duties of your position.

Example: Computer Support Technician

Summary: To operate, maintain and repair computer equipment and to provide technical assistance to users; provide guidance to users on how to fix problems; install equipment and programs; troubleshoot problems by researching potential solutions; and provide input on software and equipment purchases.



2. SUPERVISION AND ORGANIZATIONAL RELATIONSHIPS

a. Supervisory and Lead Worker/Working Supervisor Responsibilities

For each statement in the chart below, if the statement applies to your position, please check the box under the "Yes" column and then indicate the number of employees for which you are responsible for supervising to the right of the statement.

Supervisor/Manager: Officially responsible for regularly directing the work of full-time/part-time employees and has the authority to evaluate performance, sign performance reviews, and reward/discipline. This is different from "lead" worker duties.

Lead Worker/Working Supervisor: Position functions in a "lead" capacity for a group of employees. The Lead Worker/Working Supervisor does not have full formal supervisory authority, however they are responsible for assigning, scheduling, directing daily work assignments, reviewing work, and providing guidance as the most technically skilled member of the work team. In addition to lead worker duties, the position is responsible for performing the same responsibilities as assigned employees.

NOTE: Employees serving as project managers that supervise, coordinate, or lead organizational or cross department/division projects, please describe such duties and responsibilities in <u>Section 3 – Essential Duties</u>.

Yes	Duty	# of Employees
	I do not officially supervise other employees (sign performance reviews, approve timecards, conduct job interviews, reward/discipline, etc.).	NA
	I evaluate and sign performance reviews, approve timecards, conduct job interviews, reward/discipline, etc. of other regular employees.	
	I evaluate and sign performance reviews, approve timecards, conduct job interviews, reward/discipline, etc. of part-time or contract employees.	
	I assign work and provide work direction as a "lead-worker/working supervisor" for other regular employees.	
	I assign work and provide work direction as a "lead-worker/working supervisor" for part- time or contract employees.	



3. ESSENTIAL RESPONSIBILITIES

In the table below, please list your essential duties, and the decisions you make in carrying out each duty. Essential Responsibilities describe why your role with exists. Please reference the following guidelines when completing this section:

DO	List responsibilities that make up at least 5% of your time.
	Use descriptive action verbs such as - prepares, calculates, operates, etc. to start each statement.
	Provide enough detail so that someone outside of the organization and not directly familiar with your job will have a clear understanding of what it is that you do.
	Follow the format of what, how and why - "I do this, by doing this, in order to"
	Indicate how often you perform each duty in the "Frequency" column.
	Estimate how much of your time is spent on each task in the "Percent of Time" column. The total cannot exceed 100%. Example: Sally conducts property value estimates 20% of the time, it may mean she spends one day out of five on that task, or that she spends around two hours each day. These need only be estimates so do not spend a great deal of time trying to come up with an exact percentage. The percentages of your essential duties should not exceed 100%, but should account for at least 80% of your time.
DON'T	Copy and paste language from your current job specification unless it is accurate and reflects current duties and responsibilities.
	List specific tasks (e.g., complete weekly project status report).
	Use phrases such as "assists with" or "participates in." If you must use these phrases, provide specific details of what you assist with.
使可了	Use acronyms.
A. The second second	Spend a great deal of time trying to come up with an exact percentage in the "Percent of Time" column.
Example	
	DON'T WRITE "Prepares quality assurance reports"
-112	<u>DO</u> WRITE "Prepares quality assurance reports by summarizing client error reports in order to add to the knowledge- base and identify broader solutions 20% of the time". This may mean the employee spends one day out of five on that task OR spends around two hours each day.



Essential Duties (What you do and how you do it.)	Decisions Required	Frequency	% of Time
EXAMPLES: (Lis	st actual essential duties below examples)		
Prepares monthly newsletters by gathering information, writing copy, editing, and preparing for publication.	Articles to include, editorial changes, graphics, layouts	М	25%
Performs inventory spot checks and monthly counts of supplies in warehouse.	When to check supplies	М	10%
Plans, develops, and manages department policies and programs.	How to plan department activities based on organization goals set forth by higher-level staff	М	20%
1.		Pull down menu options	
2.		Pull down menu options	
3.		Pull down menu options	
4.		Pull down menu options	
5.		Pull down menu options	
6.		Pull down menu options	
7.		Pull down menu options	
8.		Pull down menu options	
9.		Pull down menu options	
10.		Pull down menu options	



4. REQUIRED KNOWLEDGE AND SKILLS

Please list the knowledge and skills required for **entry into your position**, and not what you might necessarily know or be able to do after being in your position for a number of years.

Knowledge: refers to the possession of concepts and information gained through experience, training and/or education and can be measured through testing.

Examples: 1. Basic carpentry, plumbing, and masonry work. 2. Project management. 3. Accounting principles.

Skills: refers to proficiencies that can be demonstrated and are typically manual in nature and/or can be measured through testing.

Examples: 1. Computer proficiency. 2. Communication skills. 3. Report writing.

	Knowledge and Skills	
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		



III. EDUCATION, EXPERIENCE, AND EQUIPMENT

1. EDUCATION

Identify the minimum level of education you believe is needed to satisfactorily perform your job at entry level. This may be different from what the organization currently requires and/or from your own level of education.

Position Requires	
Less than High School Diploma or equivalent (G.E.D.) (ability to read, write, and follow directions)	
High School Diploma or equivalent (G.E.D.)	
Up to one year of specialized or technical training beyond high school	
Associate degree (A.S., A.A.) or two-year technical certificate	
Bachelor's degree in	
Master's degree in	
Other (explain):	
What field(s) should training or degree be in:	

2. EXPERIENCE

Example:

Type of Experience: Professional-level engineer experience

Minimum Time Required: 2 years

Identify the minimum type and years of experience required for entry into your job?			
Type of Experience	Minimum Time Required		
	years		
	years		



years

3. SPECIAL REQUIREMENTS

List any registrations, certifications or licenses that are required for entry into your position. Do not use acronyms. If no certifications or licenses are required, just leave this section blank. Registration, Certification, or Licenses:

Example:

Certificate of Registration as a professional engineer in the State required at entry or must obtain within 6 months of employment and maintain while employed in the position.

Example:

State Class B Driver's License required at entry and must be maintained while employed in the position.

4. MACHINES, TOOLS AND EQUIPMENT

List any specialized machines, tools, equipment or software used in your work and show the time spent using each.

Do not list common office equipment and software such as Microsoft Office, e-mail applications, copiers, faxes, personal computers, etc.

Machines, Tools, Equipment	Time
	Pull down menu options



IV. DECISION MAKING AND JUDGMENTS

Example 1: Make decisions on the best and most proper way of reporting revenue items, determine if certain practices or procedures are compliant with cash handling policies.

Example 2: Make decisions regarding project timeline, deliverables, and budget compliance.

Describe two decisions and/or judgments you make regularly and independently in the performance of your duties.

1.

2.

When making decisions do you most often (Check only one):

- Routinely check with your supervisor before doing anything other than following standard procedures.
- Follow standard procedures and established practices to resolve problems using limited discretion.
- Use some discretion in your daily work and recommend new or revised policies, procedures and standard practices, which may be implemented after being approved by your supervisor.
- Create and implement new solutions not previously applied

Indicate which of the following types of decisions you make regularly in the course of your work.

- I plan and schedule the work of others.
- I set goals and objectives for others.
- I provide training and instruction to others.
- I assign work activities to others.
- I establish standard procedures.
- I make hiring and promotion decisions.
- I provide discipline and performance counseling.
- I provide advice to peers that they must consider carefully before making a decision. (Example: Purchasing



Coordinator provides instruction regarding procurement/purchasing processes)

I provide information to supervisors/management that they use in making a decision.

V. PHYSICAL REQUIREMENTS

1. PHYSICAL FACTORS

Your answers in this section will not affect how your job is classified.

Check the box that best describes the overall amount of physical effort required to perform your job.

Sedentary Work: Exerting up to 10 pounds of force occasionally and/or a negligible amount of force frequently or constantly to lift, carry, push, pull or otherwise move objects, including the human body. Sedentary work involves sitting most of the time. Jobs are sedentary if walking and standing are required only occasionally and all other sedentary criteria are met.

- Light Work: Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently, and/or a negligible amount of force constantly to move objects. If the use of arm and/or leg controls requires exertion of forces greater than that for Sedentary Work and the worker sits most of the time, the job is rated for Light Work.
- Medium Work: Exerting up to 50 pounds of force occasionally, and/or up to 20 pounds of force frequently, and/or up to 10 pounds of force constantly to move objects.
- Heavy Work: Exerting up to 100 pounds of force occasionally, and/or up to 50 pounds of force frequently, and/or up to 20 pounds of force constantly to move objects.
- Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

For each physical activity listed below, indicate the amount of time you spend performing each physical activity during the course of your work, and the level of importance of each physical activity to the performance of your essential duties.

Physical Activity	Time	Importance
Climbing: Ascending or descending ladders, scaffolding, ramps, poles and the like, using feet and legs and/or hands and arms. Body agility is emphasized.	Pull down menu options	Pull down menu options
Balancing: Maintaining body equilibrium to prevent falling when walking, standing or crouching on narrow, slippery or erratically moving surfaces.	Pull down menu options	Pull down menu options
Stooping: Bending body downward and forward by bending spine at the waist.	Pull down menu options	Pull down menu options



For each physical activity listed below, indicate the amount of time you spend performing each physical activity during the course of your work, and the level of importance of each physical activity to the performance of your essential duties.

Physical Activity	Time	Importance
Kneeling: Bending legs at knee to come to a rest on knee or knees.	Pull down menu options	Pull down menu options
Crouching: Bending the body downward and forward by bending leg and spine.	Pull down menu options	Pull down menu options
Crawling: Moving about on hands and knees or hands and feet.	Pull down menu options	Pull down menu options
Reaching: Extending hand(s) and arm(s) in any direction.	Pull down menu options	Pull down menu options
Standing: Particularly for sustained periods of time.	Pull down menu options	Pull down menu options



For each physical activity listed below, indicate the amount of time you spend performing each physical activity during the course of your work, and the level of importance of each physical activity to the performance of your essential duties.

Physical Activity	Time	Importance
Walking: Moving about on foot to accomplish tasks, particularly for long distances.	Pull down menu options	Pull down menu options
Pushing: Using upper extremities to press against something with steady force in order to thrust forward, downward or outward.	Pull down menu options	Pull down menu options
Pulling: Using upper extremities to exert force in order to draw, drag, haul or tug objects in a sustained motion.	Pull down menu options	Pull down menu options
Lifting: Raising objects from a lower to a higher position or moving objects horizontally from position-to-position.	Pull down menu options	Pull down menu options
Fingering: Picking, pinching, typing or otherwise working, primarily with fingers rather than with the whole hand or arm as in handling.	Pull down menu options	Pull down menu options
Grasping: Applying pressure to an object with the fingers or palm.	Pull down menu options	Pull down menu options
Feeling: Perceiving attributes of objects, such as size, shape, temperature or texture by touching the skin, particularly that of fingertips.	Pull down menu options	Pull down menu options
Talking : Expressing or exchanging ideas by means of the spoken work. Those activities in which they must convey detailed or important spoken instructions to other workers accurately, loudly, or quickly.	Pull down menu options	Pull down menu options
Hearing: Ability to receive detailed information through oral communication, and to make fine discriminations in sound, such as when making fine adjustments on machined parts.	Pull down menu options	Pull down menu options
Seeing: The ability to perceive the nature of objects by the eye.	Pull down menu options	Pull down menu options
Repetitive Motions: Substantial repetitive movements (motions) of the wrists, hands, and/or fingers.	Pull down menu options	Pull down menu options



2. WORKING CONDITIONS

Your answers in this section will not affect how your job is classified.

Check the box next to each working condition that you are subject to during the course of your work, and indicate the amount of time you are subject to that condition.

If most of your work is in an office setting, you may select the "Does Not Apply" box below.

Does Not Apply

	Condition	Time
	Hazardous physical conditions (mechanical parts, electrical currents, vibration, etc.)	Pull down menu options
	Atmospheric Conditions (fumes, odors, dusts, gases, poor ventilation)	Pull down menu options
	Hazardous materials (chemicals, blood and other body fluids, etc.)	Pull down menu options
	Extreme temperatures	Pull down menu options
	Inadequate lighting	Pull down menu options
	Work space restricts movement	Pull down menu options
	Intense noise	Pull down menu options
]	Travel	Pull down menu options
	Environmental (challenging behaviors, imminent danger, threatening environment)	Pull down menu options



VI. ADDITIONAL COMMENTS

Are there any additional comments you would like to make to be sure you have described your job adequately?

VII. EMPLOYEE, SUPERVISOR, AND DEPARTMENT DIRECTORS SIGNATURES

EMPLOYEE CERTIFICATION

I certify that the above statements and responses are accurate and complete to the best of my knowledge.

Employee Signature:

Date:

IF APPROPRIATE, TO BE COMPLETED BY THE IMMEDIATE SUPERVISOR AND DEPARTMENT DIRECTOR

Use this section to note any additional comments, additional duties or disagreements with any section of the questionnaire. Do not change anything written by the individual filling out the questionnaire and do not address any performance issues. If you disagree with any information provided or believe some information is missing, indicate below the question number and your comments.

Question No. Comments

*** Any supervisor or department director comments must be discussed with the employee. ***



SUPERVISOR AND DEPARTMENT DIRECTOR SIGNATURES

Please check the appropriate statement:

- □ I agree with the employee's position questionnaire as written.
- The above modifications have been discussed with the employee, and the employee agrees with these modifications.
- The above modifications have been discussed with the employee, and the employee disagrees with these modifications.

Supervisor Signature:	Date:	
Department Director Signature:	Date:	
I have noted the modifications made by my superv	isor in the comments section above.	
Employee Signature:	Date:	



Position Name:	
Department:	
Name of person Requesting analysis	

Reason for request (please check one)

- □ A new position needs to be created
- Essential duties of the position have substantially changed (30% or more of the duties have changed)
- New responsibilities have been performed for a minimum of 6 months and are determined to be permanent
- Other (please list)

Signature

Date

Please attached a completed Position Description Questionnaire (PDQ) and another other supporting documentation with this submission to HR for review.

Reviewed by:	
Date completed:	
Action taken:	

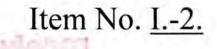
Signature

Date

	Certification Achievement Form
Employee Name	
Department Cu	urrent Position
Type of certification (please check one)	
□ Professional (general work in a profession)	
Operational / Product-specific	
Name of Certification received	
Description of how certification obtained is pertine	ent to the current position
This certificate is used tir	nes a
This certificate is usedtir I understand that my pay will be adjusted earning this certification. I understand that it is my as necessary. If I let the certification lapse or expi adjustment mentioned above.	(daily/weekly/monthly/annually) (step / grade) due to responsibility to keep the certification current
I understand that my pay will be adjusted earning this certification. I understand that it is my as necessary. If I let the certification lapse or expi adjustment mentioned above.	(daily/weekly/monthly/annually) (step / grade) due to responsibility to keep the certification current
I understand that my pay will be adjusted earning this certification. I understand that it is my as necessary. If I let the certification lapse or expi adjustment mentioned above. Employee Signature	(daily/weekly/monthly/annually) (step / grade) due to responsibility to keep the certification current re, I understand that I will lose the pay
I understand that my pay will be adjusted earning this certification. I understand that it is my as necessary. If I let the certification lapse or expi	(daily/weekly/monthly/annually) (step / grade) due to responsibility to keep the certification current re, I understand that I will lose the pay Date

*Please attach a copy of the certification received with this notice.





CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Finance

Department

O'Donnell

Prepared By

O'Donnell

Department Head

City Administrator Approval

AGENDA TITLE: A RESOLUTION SETTING A PUBLIC HEARING ON AMENDMENT TO FISCAL YEAR 2025 BUDGET FOR THE CITY OF OTTUMWA, IOWA

RECOMMENDATION: Pass and adopt Resolution No. 70-2025.

DISCUSSION: During the budgeting process, staff re-estimates revenues and expenditures for the current fiscal year based on year to date information. Doing so, allows a better estimate on ending/beginning balances for the next fiscal year and helps to make new estimates more accurate. To finish the process, the re-estimates are codified in a budget amendment.

The amendment for Fiscal Year 2025 is ready for approval. Prior to approval a public hearing must be held. Staff recommends May 20, 2025 at 5:30 PM.

RESOLUTION NO. 70-2025

A RESOLUTION SETTING A PUBLIC HEARING ON AMENDMENT TO FISCAL YEAR 2025 BUDGET FOR THE CITY OF OTTUMWA, IOWA

WHEREAS, the City of Ottumwa, Iowa adopted the Fiscal Year 2025 Annual Budget; and,

WHEREAS, it is necessary to amend said budget to reflect changes in revenues and expenditure estimates; and

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

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

The public hearing for the proposed Amendment to the Fiscal Year 2024 Annual Budget is hereby set for Tuesday, May 20, 2025, at 5:30pm.

APPROVED, PASSED, AND ADOPTED, this 6th day of May 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of OTTUMWA Fiscal Year July 1, 2024 - June 30, 2025

The City of OTTUMWA will conduct a pub	lic hearing for the purpose of amending the current bi	udget for fiscal year ending June 30, 2025
Meeting Date/Time: 5/20/2025 05:30 PM	Contact: Cole O'Donnell	Phone: (641) 683-0622

Meeting Location: Bridge View Center 102 Church St

Ottumwa, IA

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	14,373,233	14,751,433	29,124,666
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	14,373,233	14,751,433	29,124,666
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,451,782	1,460,073	2,911,855
Other City Taxes	6	6,959,746	6,998,578	13,958,324
Licenses & Permits	7	373,200	358,270	731,470
Use of Money & Property	8	1,677,060	1,910,485	3,587,545
Intergovernmental	9	11,497,233	9,685,893	21,183,126
Charges for Service	10	13,091,588	15,302,720	28,394,308
Special Assessments	11	46,000	21,000	67,000
Miscellaneous	12	4,683,477	3,947,894	8,631,371
Other Financing Sources	13	6,794,450	7,668,141	14,462,591
Transfers In	14	18,432,744	18,821,985	37,254,729
Total Revenues & Other Sources	15	79,380,513	80,926,472	160,306,985
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	11,406,680	11,313,102	22,719,782
Public Works	17	11,592,467	10,778,367	22,370,834
Health and Social Services	18	1,214,471	1,231,762	2,446,233
Culture and Recreation	19	3,154,503	3,738,771	6,893,274
Community and Economic Development	20	1,596,791	1,063,185	2,659,976
General Government	21	3,616,023	2,871,257	6,487,280
Debt Service	22	4,364,500	4,198,369	8,562,869
Capital Projects	23	17,420,988	21,344,068	38,765,056
Total Government Activities Expenditures	24	54,366,423	56,538,881	110,905,304
Business Type/Enterprise	25	17,154,200	7,777,759	24,931,959
Total Gov Activities & Business Expenditures	26	71,520,623	64,316,640	135,837,263
Transfers Out	27	18,432,744	18,821,985	37,254,729
Total Expenditures/Transfers Out	28	89,953,367	83,138,625	173,091,992
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-10,572,854	-2,212,153	-12,785,007
Beginning Fund Balance July 1, 2024	30	17,075,924	0	17,075,924
Ending Fund Balance June 30, 2025	31	6,503,070	-2,212,153	4,290,917

Expenditures: Decreases due to open positions in departments. Increase in capital expenditures due to timing of projects.



CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Airport

Department

JD Wheaton

Prepared By JD Wheaton

Department Head

AGENDA TITLE: Resolution # 71-2025 Approving the submission of application for the lowa Airport Improvement Program and certifying eligibility requirements.

Public hearing required if this box is checked.

RECOMMENDATION: Approve and adopt Resolution 71-2025

DISCUSSION: This application will be for taxi-lane rehabilitation in the area around our current t-hangers and t-hangers that are going to be built in the near future. The following is included in the plan: data sheets with project description, amount of requested IDOT dollars 85%, local match required 15% of the project.

Coty Administrator Approval

RESOLUTION #71-2025

A RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR IOWA AIRPORT IMPROVEMENT PROGRAM AND CERTIFYING ELIGIBILITY REQUIREMENTS

WHEREAS, the desires to make an application for Airport Improvement Program funding to the Iowa Department of Transportation for certain improvements at the Ottumwa Regional Airport as described as follows:

Taxiway Improvements

WHEREAS, the Iowa Department of Transportation requires a resolution certifying certain application requirements, commitments and criteria; and

WHEREAS, on behalf of the City of Ottumwa, Kirkham Michael and Associates has prepared an application describing the proposed improvements.

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

- 1. The City of Ottumwa endorses the Airport State Funding Application for said improvements.
- 2. The Sponsor (City of Ottumwa) is hereby authorized to sign and submit the Application.
- 3. The City of Ottumwa hereby commits availability of the local share of the funds as outlined in the Application

PASSED AND ADOPT this May 6th, 2025

CITY OF OTTUMWA, IOWA

ATTEST:

Richard W. Johnson, Mayor

Christina Reinhard, City Clerk



AIRPORT STATE FUNDING APPLICATION

Title: Director or Airport Operations
State: IA ZIP Code: 52501
E-mail: wheatonj@ottumwa.us

FAX:

Project Description: If applying for more than one project, list in order of priority. A separate project application data sheet is needed for each project.	Project Type	Total Project Amount	State Amount Requested	Percent State Share
Taxilane Rehabilitation	Pavement Preservation	\$468,350.00	\$398,097.00	84.999893
				NaN

The sponsor certifies that the information contained in this application is accurate and complete to the best of his/her knowledge.

Signature of Authorized Sponsor's Representative

Director of Airport Operations

Title

Jay Wheaton

Date: April 22, 2025

Typed Name

e-Mail the signed application to: Shane.Wright@iowadot.us

IOWA DOT

AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	Ottumwa Regional Airport		Date:	April 22, 2025
	Airport Improvement Project			
Funding Program:				
	Taxilane Rehabilitation for tw reconstruction of areas ident	o T-Hangars on the north ified.	portion of the termin	al area. Full Depth
Project Description:				
Engineering Firm If unknown, write u	Inknown): Kirkham, Michael &	Associates, Inc.		
Shown on current A	Airport Layout Plan (ALP)	es 🗌 No	Current ALP Date: Ja	nuary 03, 2020
Sketch:	Attach separate sketch from A	LP if applicable.		
Project Justificatior (Include detailed information and data to support need):	The existing asphalt in front inspection report. This area i there are no drainage issues these T-Hangars for current a	n within 50' of the hangar in this area. The pavemen	rentrance and thus no	ot eligible for FAA funds as
	See Attached			
Detailed Cost Estimate (Attach separate sheet if necessary):				
		Amount	F	Percentage
	Total Project Cost:	\$468,350		100%
	Local Share:	\$70,253		15%
	Requested State Share:	\$398,097		85%
-		Signature		
		Sponsor's Title		

Please e-mail the signed application to: Shane.Wright@iowadot.us

Ottumwa Regional Airport (OTM) Taxilane Rehabilitation

State Airport Grant Application FY 2026

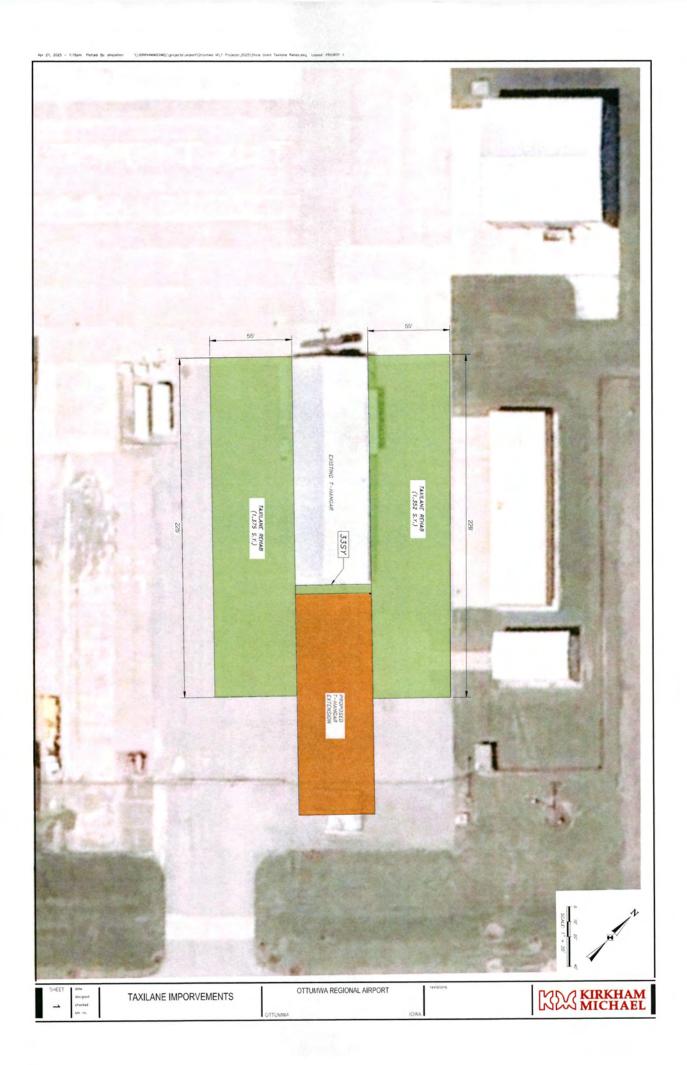
ltem No.	Description	Estimated Quantity	Units	1	Unit Price	Amount
1	Mobilization	1	LS	\$	35,000.00	\$ 35,000.00
2	Traffic Control and Safety Plan	1	LS	\$	20,000.00	\$ 20,000.00
3	Pavement Removal	2,880	SY	\$	12.00	\$ 34,560.00
4	Chemically Treated Subgrade, 12-Inch	2,880	LS	\$	9.00	\$ 25,920.00
5	6-Inch Aggregate Base	2,880	LS	\$	15.00	\$ 43,200.00
6	7-Inch PCC	2,880	EA	\$	75.00	\$ 216,000.00
-		TOTAL CONSTRUCTION C	OST EST	IMA	TE BASE BID	\$ 374,680.00

A Engineering & Administration

\$ 93,670.00

BASE BID PLUS ENGINEERING \$ 468,350.00

LS





AIRPORT STATE FUNDING CHECKLIST AND APPLICATION

Please attach the following documents with your application. Airport State Funding Application Checklist Project data sheet, including a detailed cost breakdown. Use one for each project. City/Sponsor resolution that endorses the project and certifies availability of matching funds. Five-Year Capital Improvement Program (CIP) Verification that project is identified in a current airport layout plan (ALP) on file with lowa Department of Transportation Aviation (when applying for new construction of buildings or airfield expansion). Pavement maintenance program (verify the use of the pavement maintenance program provided by the lowa DOT or similar program when applying for pavement preservation or reconstruction). Protective land use zoning and/or planning (please answer the following). Yes Height zoning Date adopted □ No Pending Land use planning/zoning Yes Date adopted □ No Pending Comprehensive plan adopted with airport land use included Yes Pending No Other (please explain) Provide verification that you have either updated the www.basedaircraft.com website or submitted based aircraft N - numbers to lowa DOT Aviation.

Minority Impact Statement (Iowa DOT Form 1051010

Send one signed copy of the application materials to the address listed below.

Please e-mail the signed application to:

3



Item No. <u>I.-4.</u>

CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Finance

Department

O'Donnell

Prepared By

O'Donnell

Department Head

City Administrator Approval

AGENDA TITLE: RESOLUTION APPROVING MINIMUM ASSESSMENT AGREEMENTS RELATED TO THE AMENDED AND RESTATED OTTUMWA URBAN REVITALIZATION PLAN FOR THE OTTUMWA URBAN REVITALIZATION AREA

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt Resolution No. 72-2025.

DISCUSSION: See attached.

At the January 21, 2025 Regular Meeting, the Council approved three commercial tax abates as follows:

SMD, LLC - 100x106 Shipping/receiving building - est. cost \$1,300,000 P and M Properties - New building - est. cost \$170,000 Ottumwa Mini Storage- 6 40x100 buildings - est cost \$450,000

HF 718 requires minimum assessment agreements be executed for the abatements. The resolution approves the agreement for each property with minimum assessments as follows:

SMD, LLC - \$1,000,000 before rollback. P and M Properties - \$120,000 before rollback. Ottumwa Mini Storage - \$800,000 before rollback.

Assessed valuations from the Wapello County Assessor for all three properties already exceed the minimum assessments.

RESOLUTION NO. 72-2025

RESOLUTION APPROVING MINIMUM ASSESSMENT AGREEMENTS RELATED TO THE AMENDED AND RESTATED OTTUMWA URBAN REVITALIZATION PLAN FOR THE OTTUMWA URBAN REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, on December 21, 2021, the City of Ottumwa, Iowa (the "City") adopted the Amended and Restated Ottumwa Urban Revitalization Plan (the "Amended and Restated Plan" or "Plan") for the Ottumwa Urban Revitalization Area (the "Revitalization Area" or "Area"), which Amended and Restated Plan has been amended by an Amendment No. 1 on May 7, 2024; and

WHEREAS, pursuant to the terms of the Amended and Restated Plan, property owners submitting applications for tax abatement on or after July 1, 2024 for improvements to property assessed as commercial must enter into a written assessment agreement with the City; and

WHEREAS, the City has received an application for abatement from SMD, L.L.C. for eligible improvements completed at the property known locally as 907 Railroad Street, Ottumwa, Iowa, and in connection with such application has submitted a minimum assessment agreement setting the minimum actual value of the property at not less than \$1,000,000; and

WHEREAS, the City has received an application for abatement from P and M Properties, L.L.C. for eligible improvements completed at the property known locally as 1268 West 2nd Street, Ottumwa, Iowa, and in connection with such application has submitted a minimum assessment agreement setting the minimum actual value of the property at not less than \$120,000; and

WHEREAS, the City has received an application for abatement from Ottumwa Mini-Storage, LLC for eligible improvements completed at the property known locally as 1827 West 2nd Street, Ottumwa, Iowa, and in connection with such application has submitted a minimum assessment agreement setting the minimum actual value of the property at not less than \$800,000; and

WHEREAS, the City finds the proposed minimum assessment agreements to be reasonable and consistent with Iowa Code Chapter 404 and the Amended and Restated Plan.

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

Section 1. That the form and content of the Minimum Assessment Agreements, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved, and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered, and directed to execute, attest, seal, and deliver the Minimum Assessment Agreements for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions, or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Minimum Assessment Agreements, the Mayor and City Clerk are hereby authorized, empowered, and directed to do all

such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Minimum Assessment Agreements as executed.

PASSED AND APPROVED this 6th day of May, 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 _____ day of , 2025.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

4897-9804-6011-1\10981-092

007-41-395-001600-0

	COPY	CITY OF OTTUMWA, IOWA PLICATION FOR TAX ABATEMENT	Application No Date Returned: Received by: (initial)
Approval of Im	CNDER provements Completed	THE URBAN REVITALIZATION PL	AN
Prior Approval	for Intended Improvem	ents*	
Address of Property:	1268 W. 0	2nd st.	
Legal Description of Pro	perty:		
Title Holder or Contract	Buyer Pand	M Picperties	
Address of Owner (if dif Phone number (day): 6	ferent than above):	Beed 17494 Blu	egass Vd Officinua, the
Existing Property Use:	Residential	Multi-residential Undeveloped	
Proposed Property Use:	Residential Industrial	Multi-residential	
Proposed Occupancy:	X Owner-occupied	Rental	
Nature of Improvements: Describe specifically:			General Improvements
Cleaning	inside.		1
Estimated or actual date of Estimated or actual cost of Building Permit No.:	of completion: 5//	2024	
ax Exemption Schedule	Selected - only one se	lection allowed: (see reverse side for)	full exemption schedules)
	Standard (3-year 100%)		ng Unit (10-year sliding scale)
100%) Residential:	Historical Building (5-		
applicable the name()	of the tenants (if diffe	Multi-Residential (Com rent than the owner) that occupied the	
992:	(T)	tom that the owner, that occupied the	- / /
IGNED: N	then 1/1	NOOD DATE:	8/27/2024
eturn completed form to ompleted.	the Planning and Deve	elopment Department, City Hall, Room	a 204, after improvements are
Prior approval will requirevelopment staff prior to	ire City Council action making this selection	n before permits or construction will b	e allowed to begin. Contact Economic
FOR CITY COUNCIL Approved by Ottumwa C 01/21/20_25	ity Council on	ASSESSOR: Present Assessed Value Assessed Value with Improvements S Eligible or Not Eligible for Tax Abate	131,740
Degied Need	& MINIMUM	Signature the Mark	Date 3-27-25
NA S SECC ML PAN			

URBAN REVITALIZATION (COMMERCIAL PROPERTY EXEMPTION) MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement") is dated as of ______, 2025, by and between the City of Ottumwa, Iowa (the "City"), an Iowa municipal corporation, and P and M Properties, L.L.C., an Iowa limited liability company ("Owner").

WHEREAS, consistent with the provisions of the City's Amended and Restated Urban Revitalization Plan, as amended (the "Plan"), the Owner has submitted an Application for Tax Abatement dated as of August 27, 2024 (the "Application") regarding certain commercial real estate owned by Owner and located in the Ottumwa Urban Revitalization Area, which real estate is legally described as follows:

JERRY SEYMOUR'S ADD LOT 10

Known locally as: 1268 West 2nd Street, Ottumwa, Iowa

(the "Property");

WHEREAS, the Application describes certain improvements that have been constructed on the Property (the "Eligible Improvements"); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Wapello County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than January 1, 2025, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than One Hundred Twenty Thousand Dollars (\$120,000), before rollback.

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, 2029 ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Wapello County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

 This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Minimum Assessment Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

(SEAL)

CITY OF OTTUMWA, IOWA

By:

Mayor

ATTEST:

By:

City Clerk

STATE OF IOWA)) SS COUNTY OF WAPELLO)

On this ______ day of ______, 2025, before me a Notary Public in and for said State, personally appeared Rick Johnson and Chris Reinhard, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement - City]

P AND M PROPERTIES, L.L.C.

By:_____

Print Name:

Its:

STATE OF IOWA)) SS COUNTY OF WAPELLO)

This record was acknowledged before me on this _____ day of _____, 2025, by _____, as the ______ of P AND M PROPERTIES, L.L.C., on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement - Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$120,000.

Assessor for Wapello County, Iowa GARS Date

STATE OF IOWA

COUNTY OF WAPELLO

Subscribed and sworn to before me by Gary R. Smith, Assessor for Wapello County, Iowa on this 28 day of April _____, 2025.

)) SS

AUTUM WONDERLIN Commission Number 840939 ٠c, My Commission Expires July 19, 2025 10Wb

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$ -------

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4898-5854-8794-1\10981-092



3121	14-0001-00.
CITY OF OTTUMWA, IOWA APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN	Application No Date Returned: Received by: (Initial)
Approval of Improvements Completed Prior Approval for Intended Improvements*	
Address of Property: 907 Railroad ST	
Legal Description of Property: Conclary's Sub kit 2 Beirg in S 1/2 SEC 608 AC (907 Rentrond)	3071-13
Title Holder or Contract Buyer: SMD LLC	
Address of Owner (if different than above): 213 Lyawcod Ave OHumma Phone number (day): <u>641682340</u> 7	
Existing Property Use: Residential Multi-residential Contract Industrial Undeveloped	ommercial
Proposed Property Use: Residential Multi-residential Co	ommercial
Proposed Occupancy: Owner-occupied	
Nature of Improvements: X New construction Addition General In Describe specifically: 100 * 100 Shipping: Restricting B. 14: 49	
Estimated or actual date of completion: 3/1/25	
Estimated or actual date of completion: <u>3/1/25</u> Estimated or actual cost of improvements: <u>5/1/25</u> Building Permit No.: <u>62/8</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption 	
Estimated or actual cost of improvements: \$ <u>7673cccc</u> Building Permit No.: <u>6278</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption Residential: Standard (3-year 100%) Residential: 3+ Dwelling Unit (10- Residential: Historical Building (5-year Commercial or Industrial (5-year sti	year sliding scale) iding scale)
Estimated or actual cost of improvements: \$ <u>7613cc.cc.</u> Building Permit No.: <u>6218</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption Residential: Standard (3-year 100%) Residential: 3+ Dwelling Unit (10- Residential: Historical Building (5-year Commercial or Industrial (5-year sti- 100%) Multi-Residential (Completed prior (year sliding scale) iding scale) o Jan. 1, 2022)
Estimated or actual cost of improvements: \$ <u>761,3cc.cc.</u> Building Permit No.: <u>6218</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption 	year sliding scale) iding scale) o Jan. 1, 2022)
Estimated or actual cost of improvements: \$ <u>7613cc.cc.</u> Building Permit No.: <u>6218</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption Residential: Standard (3-year 100%) Residential: 3+ Dwelling Unit (10- Residential: Historical Building (5-year Commercial or Industrial (5-year sti- 100%) Multi-Residential (Completed prior (year sliding scale) iding scale) o Jan. 1, 2022)
Estimated or actual cost of improvements: \$ <u>1613ccccc</u> Building Permit No.: <u>6218</u> Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exempting 	year sliding scale) iding scale) to Jan. 1, 2022) in April 21, 025
Estimated or actual cost of improvements: \$ 761,3cc.cc. Building Permit No.: 6218 Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption 	year sliding scale) ding scale) to Jan. 1, 2022) n April 21, 025 improvements are
Estimated or actual cost of improvements: \$\frac{1}{6}\frac{3}{6} \colored cccc}{6} Building Permit No.: 62/8 Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption	year sliding scale) iding scale) to Jan. 1, 2022) in April 21, 025 improvements are to begin. Contact Economic 1020 076, 030
Estimated or actual cost of improvements: \$\frac{1}{6}\frac{3}{6} \colored cccc}{6} Building Permit No.: 62/8 Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption	year sliding scale) iding scale) to Jan. 1, 2022) in April 21, 025 improvements are to begin. Contact Economic 1020 076, 030
Estimated or actual cost of improvements: \$\frac{1}{6} 3 < c < c < C < Building Permit No.: 62/8 Tax Exemption Schedule Selected - only one selection allowed: (see reverse side for full exemption Residential: Standard (3-year 100%) Residential: 3+ Dwelling Unit (10- Residential: Historical Building (5-year Commercial or Industrial (5-year single for full exemption 100%) If applicable, the name(s) of the tenants (if different than the owner) that occupied the building or 1992: SIGNED: DATE: DATE: DATE: DATE: DATE: Prior approval will require City Council action before pennits or construction will be allowed to Development staff prior to making this selection. FOR CITY COUNCIL USE: Approved by Ottumwa City Council on OL / 21 /20.25	year sliding scale) ding scale) to Jan. 1, 2022) in April 21, 0.25 improvements are to begin. Contact Economic 10.20 0.26+0.30 0.25+0.10

URBAN REVITALIZATION (COMMERCIAL PROPERTY EXEMPTION) MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement") is dated as of ______, 2025, by and between the City of Ottumwa, Iowa (the "City"), an Iowa municipal corporation, and SMD, L.L.C., an Iowa limited liability company ("Owner").

WHEREAS, consistent with the provisions of the City's Amended and Restated Urban Revitalization Plan, as amended (the "Plan"), the Owner has submitted an Application for Tax Abatement dated as of January 8, 2025 (the "Application") regarding certain commercial real estate owned by Owner and located in the Ottumwa Urban Revitalization Area, which real estate is legally described as follows:

COURTNEY'S SUB LOT 1 BEING IN S 1/2 SEC 30-72-13 6.08 AC

Known locally as: 907 Railroad Street, Ottumwa, Iowa

(the "Property");

WHEREAS, the Application describes certain improvements that have been constructed on the Property (the "Eligible Improvements"); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Wapello County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than January 1, 2025, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than One Million Dollars (\$1,000,000), before rollback.

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, 2029 ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Wapello County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Minimum Assessment Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF OTTUMWA, IOWA

By:

Mayor

ATTEST:

By:

City Clerk

STATE OF IOWA)) SS COUNTY OF WAPELLO)

On this ______ day of ______, 2025, before me a Notary Public in and for said State, personally appeared Rick Johnson and Chris Reinhard, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement - City]

(SEAL)

SMD, L.L.C.

By: Print Name: 0 Its: Slop OVIS Vanader

STATE OF IOWA))SS COUNTY OF WAPELLO)

This record was acknowledged before me on this 2025, by Daniel Thresher, as the Show day of L.L.C., on of SMD, behalf of whom the record was executed. nanan

Notary Public in and for said state

RIAL S	KATY KING
2 A F	Commission Number 801361
	My Commission Expires
TOWA	January 25, 20

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$1,000,000.

Assessor for Wapello County, Iowa Gang R

Date

)SS

)

STATE OF IOWA

COUNTY OF WAPELLO

Subscribed and sworn to before me by Garu , Assessor for Wapello . Smi County, Iowa on this 28 day of April 2025.

*	AUTUM WONDERLIN Commission Number 840939 My Commission Expires July 19, 2025
AWON	buly for seaso

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1.For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$ -------

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4907-2257-5162-1\10981-092

	AVITUM WOM I	1.4000
NOLA-OFF	Cormon Num	13
RENALLY A	My Community E	1 m (2 m)
		-

	007-41-433-0078-00
CODT7	Application No.
	CITY OF OTTUMWA, IOWA PLICATION FOR TAX ABATEMENT R THE URBAN REVITALIZATION PLAN
Approval of Improvements Complete Prior Approval for Intended Improvement	
Address of Property: 1827	wstandst. Ottument IA Sasol
Legal Description of Property: SE BG 100'SE FMSE C	Pt ALI Swnese AT ALZ MWSE Or: Fairview ADDISE 167.96/696 ETCC182
Title Holder or Contract Buyer: OHLA	mark Mini Storage John SHOLPS
Address of Owner (if different than above): Phone number (day): 1041-777-3595	SON E-MEIN St. Ottument IA 52501
Existing Property Use: Residential Industrial	Multi-residential X Commercial Undeveloped
Proposed Property Use: Residential Industrial	Multi-residential XCommercial
Proposed Occupancy: Owner-occupie	ed Kental
Nature of Improvements: $\frac{1}{2}$ New construction Describe specifically: $6 - 40 \times 10^{-10}$	
Estimated or actual date of completion Estimated or actual cost of improvements: \$ Building Permit No.:	12/15/23 77500 ×6 = 450,000 =
Tax Exemption Schedule Selected - only one	selection allowed: (see reverse side for full exemption schedules)
Residential: Standard (3-year 100	we want and a second
Residential: Historical Building ((5-year Commercial or Industrial (5-year sliding scale) Multi-Residential (Completed prior to Jan. 1, 2022)
If applicable, the name(s) of the tenants (if dif 1992:	fferent than the owner) that occupied the building on April 21,
SIGNED: The Kole	DATE: 9/26/24
-france - ha	evelopment Department, City Hall, Room 204, after improvements are
completed.	
completed.	tion before permits or construction will be allowed to begin. Contact Economic on.
completed. Prior approval will require City Council act 	ASSESSOR: Present Assessed Value \$ Assessed Value with Improvements \$ Eligible or Not Eligible for Tax Abatement:

1.1

URBAN REVITALIZATION (COMMERCIAL PROPERTY EXEMPTION) MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement") is dated as of _______, 2025, by and between the City of Ottumwa, Iowa (the "City"), an Iowa municipal corporation, and Ottumwa Mini-Storage, LLC, an Iowa limited liability company ("Owner").

WHEREAS, consistent with the provisions of the City's Amended and Restated Urban Revitalization Plan, as amended (the "Plan"), the Owner has submitted an Application for Tax Abatement dated as of September 26, 2024 (the "Application") regarding certain commercial real estate owned by Owner and located in the Ottumwa Urban Revitalization Area, which real estate is legally described as follows:

SE PT AL1 SWNESE PT AL2 NWSE BG 100' SE FR SE COR FAIRVIEW ADD/SE167.96/696 ETC

Known locally as: 1827 West 2nd Street, Ottumwa, Iowa

(the "Property");

WHEREAS, the Application describes certain improvements that have been constructed on the Property (the "Eligible Improvements"); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Wapello County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than January 1, 2025, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than Eight Hundred Thousand Dollars (\$800,000), before rollback.

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, 2029 ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Wapello County, Iowa. Such filing shall constitute notice to any subsequent

encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Minimum Assessment Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF OTTUMWA, IOWA

By:

Mayor

ATTEST:

By:

City Clerk

STATE OF IOWA)) SS COUNTY OF WAPELLO)

On this ______ day of ______, 2025, before me a Notary Public in and for said State, personally appeared Rick Johnson and Chris Reinhard, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

(SEAL)

OTTUMWA MINI-STORAGE, LLC

By: boles Print Name: 🗇 no

Juner Its:

STATE OF IOWA)) SS COUNTY OF WAPELLO)

This record was acknowledged before me on this <u>28</u> day of <u>April</u>, 2025, by <u>Rose Sholes</u>, as the <u>Owner</u> of Ottumwa Mini-Storage, LLC, on behalf of whom the record was executed.

SHERRIE JONES mmission Number 732856 Commission Expires February 8, 2026

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$800,000.

Assessor for Wapello County, Iowa GARG R Smith

Date

STATE OF IOWA

COUNTY OF WAPELLO

Subscribed and sworn to before me by <u>Gary Roger Mith</u>, Assessor for Wapello County, Iowa on this <u>30</u> day of <u>Aon</u>, 2025.

SHERI FEIKERT commission Number 853250 My Commission Expires January 17, 20,2

)) SS

)

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1.For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than\$ ------

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4905-5519-6730-1\10981-092



CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

Engineering Department Department

Phillip Burgmeier Prepared By

Vir 1

Department Head

1 p Rh

City Administrator Approval

AGENDA TITLE: Resolution #73-2025. Authorizing the Mayor to execute one (1) permanent Sewer Easement for 605 E. Fourth Street for Construction of Public Improvements for the Blake's Branch, Phase 8 Division 3, Sewer Separation Project.

**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 #73-2025.

DISCUSSION: In order to construct and maintain parts of the Phase 8 Division 3 storm and sanitary collection system, the attached easement is required. Staff met and worked with this property owner explaining in detail the planned improvements. The permanent sewer easement will remain in place in perpetuity and allow for future maintenance and upkeep of the utility infrastructure.

The permanent Sewer Easement will be filed and recorded at the Wapello County Recorder's Office.

RESOLUTION #73-2025

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ONE (1) PERMANENT SEWER EASEMENT FOR 605 E. FOURTH STREET FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR THE BLAKE'S BRANCH, PHASE 8 DIVISION 3, SEWER SEPARATION PROJECT

WHEREAS, The project includes the installation of new sewer lines; and,

WHEREAS, This resolution will authorize the Mayor to sign the Sewer Easement with the property owner for construction of the public improvements.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The Mayor is authorized to sign the permanent Sewer Easement for the Construction of Public Improvements of the Blake's Branch, Phase 8 Division 3, Sewer Separation Project.

APPROVED, PASSED, AND ADOPTED, this 6th day of May, 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

SEWER EASEMENT (Recorder's Cover Sheet)

Preparer Information: Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, Iowa 50266 (Phone 515-225-8000)

Return Document to: City Clerk, City of Ottumwa, 105 E Third Street, Ottumwa, Iowa 52501

Name of Grantor: David L. Cecil

Name of Grantee City of Ottumwa, Iowa

Legal Description: See Exhibit "A"

SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, **DAVID L. CECIL**, (collectively, the "<u>Grantor</u>"), in consideration of the sum of **One Hundred Dollars (\$100.00**), and other valuable consideration, in hand paid by the City of Ottumwa, Iowa, a municipal corporation in the County of Wapello, State of Iowa (the "<u>City</u>" or "<u>Grantee</u>") receipt of which is hereby acknowledged, does hereby sell, grant and convey unto the City, a permanent easement under, through, and across the real estate described on <u>Exhibit "A"</u> hereto, which is incorporated herein by this reference (the "<u>Easement Area</u>").

That the above-described easement is granted unto the City for the purpose of the City to install and maintain a sanitary sewer together with necessary appurtenances thereto, under, over, through, on, within and across said Easement Area, and subject to the following terms and conditions:

- Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, successors, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.
- <u>Change of Grade Prohibited.</u> Grantor and its grantees, successors, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, successors, assigns or transferees.
- 3. <u>Right of Access.</u> The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
- 4. <u>Property to be Restored.</u> Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements by the City in the Easement Area, the City shall restore the Easement Area in good and workmanlike manner to a condition comparable to its condition before such construction, reconstruction or alteration. Provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees, or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any private improvements located within the Easement Area.
- 5. <u>Liability.</u> Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor and its successors and assigns agree to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
- 6. <u>Easement Benefit</u>. This easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

- 7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
- 8. Approval. This Easement shall not be binding until it has received the final approval and acceptance by the governing body of the City.
- 9. Five Year Right to Renegotiate. City hereby gives notice of the five-year right of Grantor to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement, as required by Section 6B.52 of the Code of Iowa.
- 10. Consent and Subordination of Mortgage Holder. AHEAD, Inc. dba AHEAD Regional Housing Trust Fund is the holder of a Mortgage on the Property dated December 3, 2021, and recorded December 23, 2021, in Book 2021 on Page 6016 of the Wapello County records. By signing this Agreement, AHEAD Inc. dba AHEAD Regional Housing Trust Fund, its successors and assigns, consents to the terms of this easement agreement and hereby subordinates its mortgage interest in the Easement Area to the interest of the City and its successors and assigns.

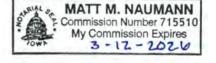
Consented to by AHEAD, Inc.

Mi Buren By: Name: Chris Bowers Title: Executive Director

STATE OF IOWA

COUNTY OF Wapello

)) SS:



On this 20th day of February, 2025, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Chr. 5 Bowers, who, being by me duly sworn did state that he is the Executive Director of AHEAD, Inc.; that the foregoing instrument was signed on behalf of the Corporation; and that he, as the Administrator, acknowledged the execution of the instrument to be the voluntary act and deed of the Corporation.

Signature of Notary Public

That the Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be herein stated.

[End of Agreement; Signature Page and Exhibit Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

bruary 2025. Signed the day of

PROPERTY OWNER; By: **DAVID L. CECIL**

ALL PURPOSE ACKNOWLEDGMENT

STATE OF <u>*LowA*</u>) COUNTY OF <u>*WAPELWO*</u>)

On this <u>284</u> day of <u>February</u> <u>2025</u>, before me, the undersigned, a Notary Public in and for said State, personally appeared <u>David L. Ceci and</u>. to me personally known, or <u>Eproved to many</u>

to me personally known, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person(s) acted, executed the instrument. CAPACITY CLAIMED BY SIGNER: INDIVIDUAL(S) CORPORATE Title(s) of Corporate Officer(s):

1	Corporate Seal is affixed
3	No Corporate Seal procured
	PARTNER(s):
	Limited Partnership
	General Partnership
	ATTORNEY-IN-FACT
	EXECUTOR(s),
	ADMINISTRATOR(s).
	or TRUSTEE(s)
	GUARDIAN(s)
	or CONSERVATOR(s)
1	OTHER:
1	2

13an

10m

(NOTARY SEAL)



Notary Public in and for the State of Iowa

Icia L.

(Sign in ink)

(Print/type name)

	1 0
Signed the	day of
Signed the	uuj 01

CITY OF OTTUMWA, IOWA

By:

Richard W. Johnson, Mayor

	Attest:	_
	Chris Reinhard, City Clerk	
STATE OF IOWA)) \$\$:	
WAPELLO COUNTY	5	
	to de Criste Alexandre and an antionally appe	

On this ______ day of ______, before me, a Notary Public in and for the State of Iowa, personally appeared Richard W. Johnson and Chris Reinhard, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ottumwa, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____Adopted by the City Council on the ______day of ______, and that Richard W. Johnson and Chris Reinhard acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

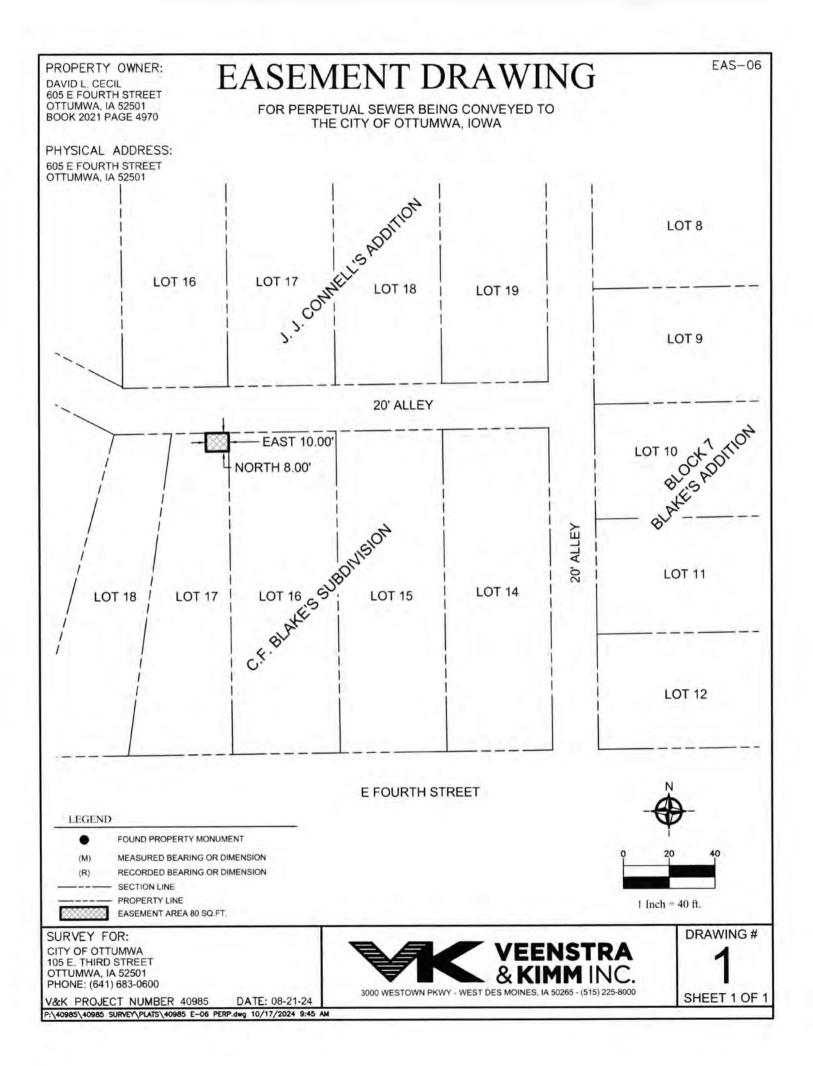
Notary Public in and for Wapello County, Iowa

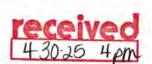
Exhibit "A"

The North 8.00 feet of the East 10.00 feet of Lot 17, C.F. Blake's Subdivision in the City of Ottumwa, Wapello County, Iowa.

Containing 80 square feet, more or less.

_





Item No. I.-6.

CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of :

May 6, 2025

Park & Recreation

Department

Gene Rathje

Prepared By

Gene Rathje

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #74-2025, Approving Change Order #4 for the Cemetery Office and Maintenance Building Project.

Public hearing required if this box is checked.

RECOMMENDATION: Pass and Adopt Resolution #74-2025

DISCUSSION: On February 4, 2025, the City of Ottumwa entered into a contract with RG Construction of Ottumwa, Iowa for \$1,520,000 to build a new office and maintenance building in Ottumwa Cemetery. Change order #4 is to remove clay from the building site and replace with better quality fill material that is more suitable for constructing a concrete slab and building on. The cost of change order #4 is \$28,277.35, which will increase the contract amount of the project to \$1,551,497.90. Change orders #1,2, and 3 were for a total cost of \$3220.62, which did not require city council approval. There was \$1,875,000 budgeted for this project in the current Capital Improvement Program.

Source of Funds: CIP

Budgeted Item:

Budget Amendment Needed: No

RESOLUTION # 74-2025

A RESOLUTION APPROVING CHANGE ORDER #4 FOR THE CEMETERY OFFICE AND MAINTENANCE BUILDING PROJECT

WHEREAS, The City of Ottumwa entered into a contract with RG Construction of Ottumwa, Iowa on February 4, 2025; and

WHEREAS, Change order #4 increases the total contract amount by \$28,277.35 to \$1,551,497.90

WHEREAS, The City of Ottumwa desires to construct a high quality office and maintenance building for the Ottumwa Cemeteries.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: That the above mentioned change order for this project is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 6th day of May, 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christin@ Reinhard, City Clerk



215 E. FOURTH STREET DTTUMWA, IA 52501 WWW.RGCONSTRUCTIONCOMPANY.COM PHONE: 641.954.9898 FAX: 641.316.8181

Proposal Request #4

To: Willett Hoffman		Date: 4/24/2025
Address: Paul Newman 625 32nd Av Cedar Rapids	enue SW	Phone: 815-994-8290
JOB NAME	JOB NUMBER	JOB ADDRESS
Ottumwa Cemeter	y 1520C22	401 E Park Ave, Ottumwa, IA 52501
PROPOS	SAL SUMMARY	AMOUNT
Furnish and install the recomm remove and stabilize the soil u amount of \$50.00 per square y	nder the interior slab at the bi	

Total Request	\$28,277.35
Markup @ 15%	\$3,688.35

Approval:

Owner/Owner's Rep Date



DRISH CONSTRUCTION, INC.

1701 S Main Street Fairfield, Iowa 52556 Phone (641) 472-9506 Fax (641) 472-9417 drish_inc@iowatelecom.net

Client Information

DATE April 24, 2025 Quotation # 1 Project: Ottumwa Cemetary Office & Maintenance Building

Quotation valid until: May 24, 2025 Prepared by: Brandon Smithburg

Comments or special instructions:

Prices DO NOT include miscellaneous fees, dues, or bond costs. Prices DO NOT include utility permits or density testing unless otherwise stated. These costs will be in addition to the quoted prices. Prices DO NOT include tax. Prices are subject to change and cannot be guarenteed at this time due to the material supply disruptions and fluctuation in pricing.

Item	Description	Quantity	Unit	Ur	nit Price	E	Extension
	Unit Pricing - (Addendum #5)						
1 a	Removal & Stabilization - Interior Slabs Removal and disposal of unsuitable material under proposed interior slab to a depth of 24" from slab.		734SY	\$	50.00	\$	24,589.00
b	Furnishing, hauling, placing and compacting engineered fill to replace unsuitable material.						
NOTE: a	: Construction staking and layout to be provided by others.						
					TOTAL	\$	24,589.00

If you have any questions concerning this quotation, please do not hesitate to contact us.

THANK YOU FOR YOUR BUSINESS!

Gene Rathje

From:Paul Newman <pnewman@willetthofmann.com>Sent:Tuesday, April 29, 2025 8:41 AMTo:Gene RathjeSubject:Change Order #4 - Building pad subgradeAttachments:Test results.pdf; Proposal Request #4.pdf

Gene – The test results for the native subgrade material for the building pad came back from Terracon. Per the report (see attached) the soils do not meet project specifications for Liquid limit and plasticity index. Basically, it is a clay that is retaining to much water and could be unstable under the slab. The soils report recommends removing this material and replacing with structural fill. That is our recommendation as well. A per/yard unit price was included in RG's bid of \$50/yd to remove the bad soil and replace with engineered fill. Attached is RG's change order for doing this. Please review. I will give you a call later this morning to discuss.

Thank you,

Paul Newman, AIA, NCARB, LEED AP Architect

T: (319) 378-1401 Ext. 7000 C: (815) 994-8290 F: (319) 378-1975

625 32nd Ave. SW Cedar Rapids, IA 52404

LABORATORY COMPACTION CHARACTERISTICS OF SOIL REPORT

Report Number: 06241310.0003 Service Date: 03/27/25 Report Date: 04/18/25 Task:

Revision 1 - entering in Atterberg Data 02 - Laboratory Soil-Aggregate Testing

19.8

Client

RG Construction LLC Attn: Becca Stockton 215 East 4th Street Ottumwa, IA 52501

Material Information

Laboratory '

Source of Material: **Proposed Use:**

Optimum Water Content (%):

Onsite Structural Fill

Project

Ottumwa Cemetery Office & Maintenance Building 1302 North Court Street Ottumwa, IA 52501

Project Number: 06241310

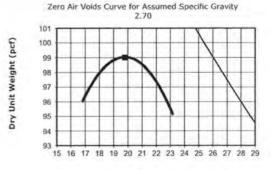
Sample Information

03/27/25 Sample Date: Sampled By: By Others Sample Location: Onsite

Sample Description: Brown Lean Clay

aboratory Test Da	ita		Result	Specifications
Test Procedure:	ASTM D698	Liquid Limit:	48	Maximum 45
Test Method:	Method A	Plastic Limit:	22	
Sample Preparation	: Wet	Plasticity Index:	26	 Maximum 23
Rammer Type:	Manual	In-Place Moisture (%):	E	
Maximum Dry Unit V	Weight (pcf): 99.0			

USCS:



Water Content (%)

An asterisk (*) appears next to test results which do NOT meet the project specifications as noted above. Per the Comments: geotechnical report: CL soils with a LL > 45 and PI > 23, recommended CL/CH and CH soils not be used as fill withiin 4' of FSG.

Obtain a sample of fill material at a project site and return it to the laboratory. Prepare and test the sample for standard Proctor Services: moisture-density relationship.

(1) RG Construction LLC, Rod Grooms

Terracon Rep.: Dillon Nolan

Reported To:

Contractor: Drish

Report Distribution:

(1) RG Construction LLC, Becca Stockton

(1) Terracon Consultants, Inc., Max Laue

Reviewed By: rvw2: pc

Max Laue Field Engineer

Test Methods:

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

raco

2640 12th St SW Cedar Rapids, IA 52404-3440 319-366-8321

PROOFROLLING OBSERVATION REPORT

 Report Number:
 06241310.0005

 Service Date:
 04/15/25

 Report Date:
 04/18/25

 Task:
 01 - Earthwork (0)

06241310.0005 04/15/25 04/18/25 01 - Earthwork Observation & Testing

Client

RG Construction LLC Attn: Becca Stockton 215 East 4th Street Ottumwa, IA 52501

Fierracon

2640 12th St SW Cedar Rapids, 1A 52404-3440 319-366-8321

Project

Ottumwa Cemetery Office & Maintenance Building 1302 North Court Street Ottumwa, IA 52501

Project Number: 06241310

General Information

Deb with RG Construction requested Terracon to be on site to observe proofrolling as described in the table below. Work is being performed by Ron with Drish. The results of observation(s) for today were reported to Deb with RG Construction.

The construction documents referenced for this observation include: C.05 10/25/24.

Equipment Used

Ron with Drish used a fully loaded dump truck to make single passes in a parallel pattern.

Field Summary

Observed Location	Visual Subgrade Description & Elevation	Status	Comments
(1) Building Pad - Building Pad	Brown lean clay - Final Soil Subgrade	Does Not Comply	18" of backfill material which did not meet the recommended soils to be used as structural fill as noted in the geotechnical report – See observation summary

Observation Summary

Based on our observations, proofroll activities at the above-referenced locations DO NOT appear to be completed in accordance with project plans and specifications.

As noted in report No .0003 and the geotechnical report, expansive soils recommended not to be used within 2 feet of final grade.

Limitations

As construction proceeds, the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, or excessive wetting from inclement weather. As a result, the subgrade may not be suitable for construction and corrective action will be required. The subgrade should be re-evaluated prior to paving for signs of disturbance or excessive rutting. If disturbance/desiccation/excessive wetting has occurred, subgrade areas should be reworked in accordance with specifications and recommendations. Terracon should be contacted if conditions are not as described in our report.

Services:

Terracon Rep.:David SamsReported To:Deb with RG ConstructionContractor:Drish

Report Distribution:

(1) RG Construction LLC, Becca Stockton (1) Terracon Consultants, Inc., Max (1) RG Construction LLC, Rod Grooms

0110

Reviewed By: rvw2: pc

Max Laue Field Engineer

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.

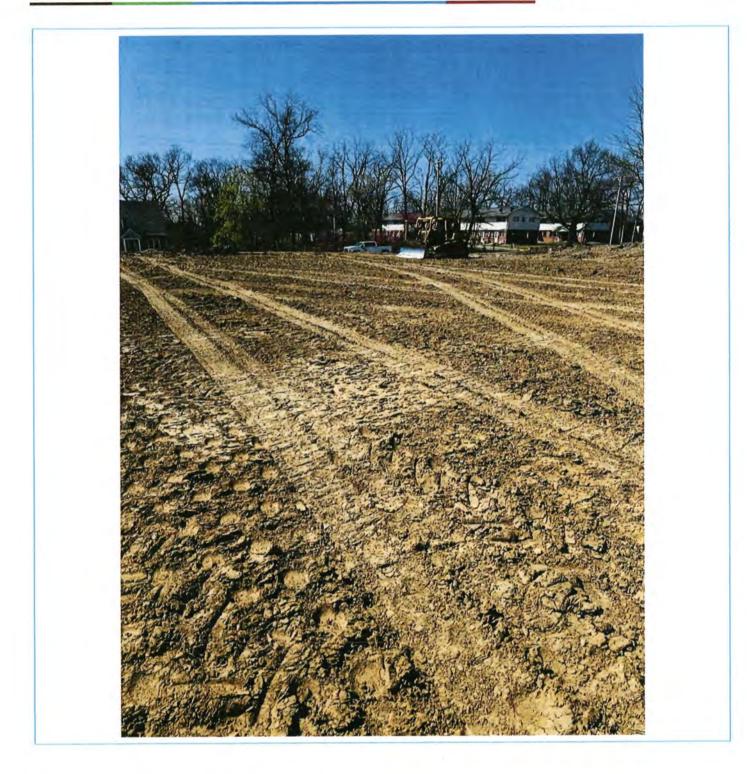
CT0001, 10-16-13, Rev.10

Photo Log

Report Number:	06241310.0005
Service Date:	04/15/25
Report Date:	04/18/25
Task:	01 - Earthwork Observation & Testing

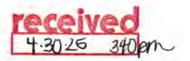


2640 12th St SW Cedar Rapids, IA 52404-3440 319-366-8321



(P1) Building Pad





Item No. I.-7.

CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Administration

Department

Barbara Codjoe

Prepared By Barbara Codjoe

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #75-2025 - Approve Hearing Protection Policy

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt resolution #75-2025

DISCUSSION: Staff has started reviewing different policies in the Health & Safety Manual. Hearing protection was the first to review. The policy outlines more specifically positions that require annual testing, our testing procedures and references OSHA requirements. Positions identified through feedback from departments and work with the Safety Committee.

RESOLUTION NO. 75-2025

RESOLUTION APPROVE HEARING PROTECTION POLICY

WHEREAS, staff for the City of Ottumwa has reviewed the current policies regarding hearing protection in the Health and Safety Manual and determined the current policy does not meet the short and long term care for employees and operational needs for the employer, and;

WHEREAS, staff has drafted and revised the Hearing Protection Policy to meet the needs of both employee and employer and finds that approval of said policy as revised, would be in the best interest of the City and the employees of the City, and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa, that the current Hearing Protection Policy and any supplements thereafter are hereby repealed and that the attached Hearing Protection Policy are hereby adopted in their place with an effective date of May 6, 2025.

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

PASSED, ADOPTED and APPROVED this 6th day of May 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk



Purpose

The purpose of the Hearing Protection Policy at the City of Ottumwa is to safeguard employees from occupational noise exposure that may lead to hearing loss and related health issues. This policy aims to establish comprehensive procedures for assessing noise levels, implementing effective hearing conservation measures, and providing appropriate hearing protection devices. By fostering a culture of safety and awareness, we are committed to ensuring the well-being of our workforce and promoting a safe working environment for all employees.

Scope

This policy applies to all the employees of the City of Ottumwa.

General

The City of Ottumwa is committed to ensuring the safety and well-being of all employees. The following guidelines have been established to reduce the risk of hearing loss and promote a safe working environment.

The City of Ottumwa will conduct regular assessments of workplace noise levels to identify areas where noise exposure exceeds regulatory limits. These assessments will be documented on the Noise Audit Worksheet (enclosed).

The City of Ottumwa will follow these general guidelines as shown in *OSHA 29 CFR* 1910.95 – Occupational Noise Exposure:

- Hearing protection devices are recommended to be worn in any area that is equal to, or greater than, 85 dB(A).
- Hearing protection devices shall be worn in any area where noise levels are equal to, or greater than, 90 dB(A).
- Hearing protection devices shall be worn in any area where noise levels are greater than 85 dB(A) TWA when an employee has not had a baseline audiogram.

Please see the Noise Exposure Determination Work Practice Guidelines contained within for specific instructions on calculating levels.

Areas where noise levels are greater than or equal to 90 dB(A) shall be posted with a sign indicating that hearing protection is required beyond that point. Exposure to continuous noise shall not exceed 115 dB(A). Exposure to impulsive or impact noise shall not exceed 140 dB peak sound pressure level.

The Department Head and/or Supervisors shall ensure that employees are aware of and compliant with wearing Hearing Protectors in posted locations.

Employees should refer questions or comments about this policy to their supervisor, Safety Committee members, and/or Human Resources.



Audiometric Testing

All new employees will receive a baseline hearing test as part of their pre-employment physical.

Positions notes in table 3 will receive annual Audiometric tests. These are positions classified as having exposures equal or exceed an 8-hour-time-weighted average of 85 dB(A).

• All testing shall be preceded by at least 14 hours without exposure to workplace noise.

If an employee moves to a new position or a workspace has a change in levels, testing shall be performed within six months of an individual's first exposure at or above an 8-hour-time-weighted average of 85 dB(A).

Audiometric tests shall be performed by a licensed or Certified Audiologist, Otolaryngologist, other physician, or by a technician who is certified by the Council of Accreditation in Occupational Hearing Conservation.

The City of Ottumwa currently uses MedCompass as their preferred company for annual testing. Employees undergoing pre-employment or regular physical testing (Fire Department) may have audiometric tests completed by the entity completing the physical testing.

• Employees that are under consistent care by a medical professional and have ongoing, annual hearing evaluations are not required to undergo the city's standard hearing tests. Employees in this category must submit a written note from their healthcare provider confirming they are receiving regular hearing tests along with any indication of Standard Threshold Shifts (STSs) in the test. This documentation should be provided annually to ensure continued exemption from the city's testing requirements.

If it is determined than an employee has sustained a standard threshold shift, Human Resources shall be notified so that appropriate reporting and corrective actions can be implemented.

Training

Employees are accountable for the proper care, maintenance, and proper use of the hearing protection.

Training will be provided to all employees so they acquire the understanding, knowledge, and skills necessary for the safe performance of their duties. Training will be completed online annually through NEOGOV.

Hearing Protectors

Hearing Protective Devices shall be made available to all employees exposed to noise levels greater than or equal to 85 dB(A). Employees shall be given the opportunity to



select their hearing protectors from a variety of suitable hearing protectors at no cost to them. Hearing protectors must be compatible when worn with other personal protective equipment (i.e. hard hats and eye protection).

Hearing protection devices shall have a noise reduction rating (NRR) high enough to attenuate an individual's exposure to at least an 8 hour time-weighted average of 90 dB.

Employees who have experienced a Standard Threshold Shift (STS) shall wear hearing protection that provides attenuation to less than 85 dB(A) 8 Hr. TWA.

Monitoring

Monitoring of office, plant or site work areas where levels are greater than or equal to 80 dB(A) shall be performed by the safety representative or designee. Monitoring shall be performed by using a calibrated sound level meter or dosimeter.

Monitoring shall be repeated whenever there has been a significant change in the operation that may result in increased noise levels.

Action Level	An 8-hour time weighted average of 85 decibels measured on the scale, slow response, or equivalently, a dose of fifty percent
Audiogram	A chart, graph, or table resulting from an audiometric test showing an individual's hearing threshold levels as a function of frequency.
Audiologist	A professional, specializing in the study and rehabilitation of hearing, who is certified by the American Speech-Language- Hearing Association or licensed by a state board of examiners.
Baseline Audiogram	The audiogram against which future and audiograms are compared
Criterion Sound Level	A sound level of 90 decibels.
Decibel (dB)	Unit of measurement of sound level.
Hertz (Hz)	Unit of measurement of frequency, numerically equal to cycles per second.
Noise dosimeter	An instrument that integrates a function of sound pressure over a period of time in such a manner that it directly indicates a noise dose.
Sound level meter	An instrument for the measurement of sound level.
Time weighted average sound level	That sound level, which if constant over an 8-hour exposure, would result in the same noise dose as is measured.

D



Noise Exposure Determination Work Practice Guideline

Employee exposure levels are determined based on the noise levels and the amount of time at the specific noise level. For continuous noise levels throughout a work shift a noise measurement can be made using a sound level meter and assuming an 8-hour work shift. The employees 8-hour time-weighted-average (TWA) exposure to noise will be the level measured on the sound level meter.

When noise levels are intermittent throughout a work shift or employee exposure levels to noise vary throughout the work shift, then two primary methods can be used to determine 8-hour TWA exposure levels to noise.

- A noise dosimeter can be placed onto the employee and worn throughout the work shift. The noise dosimeter will integrate the noise levels over the time period worn and provide the user an 8-hour TWA noise exposure level and noise dose.
- A sound level meter can be used to make noise measurements throughout the employee's work shift. Each noise level should be associated with an estimated amount of time at that noise level. From this point the formula in Table 1 should be followed to calculate an estimated 8-hour TWA noise exposure for the employee. Table 2 is also necessary to provide permissible exposure times (PT) in hours to various noise levels.

Table 1 - Noise Combined Exposure

When the daily noise exposure is composed of two or more periods of exposure to different noise levels, their combined effect should be considered. The noise dose (D) is then calculated as:

$$\begin{array}{cccccccc} D = & \underline{T1} & + & \underline{T2} & + & \dots & + & \underline{Tn} & x \ 100 \\ PT1 & PT2 & PTn \end{array}$$

Where: Tl = total time (hours of employee exposure per day to sound level LI) PT1 = permissible exposure time corresponding to sound level LI (see Table 2)

Table 2 – Permissible Noise Exposures

When employees are subjected to sound exceeding those listed in the table below, feasible administrative or engineering controls shall be utilized. If such controls fail to reduce sound levels within the levels of the table, personal protective equipment shall be provided and used to reduce sound levels within the levels of the table.

Duration per day, hours	Sound level dB(A) slow response
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25 or less	115

Exposure to impulsive or impact noise should not exceed 140 dB peak sound pressure level.

Table 3 - Annual Testing Requirements by position

Positions identified as having exposure at or above an 8-hour-time-weighted average of 85 dB(A) require annual hearing tests.

Department	Position	Annual Test Required
Airport	All Positions	Yes
Beach	Lifeguard	No
	Maintenance Worker / Utility Worker	Yes
	Aquatic Facility Manager	Yes
	Janitor	No
Building & Code Enforcement	All Positions	No
Cemetery	Maintenance Worker / Utility Worker	Yes
City Hall – Administration	All Positions	No
Engineering	Engineering Tech (I / II / III)	Yes
	Engineering Supervisor	No
	GIS Administrator	Yes
	Assistant City Engineer	No
	Director of Public Works	No
Fire	All Positions	Yes
Landfill	All Positions	Yes
Library	All Positions	No
Parks	Maintenance / Utility Worker	Yes
	Director of Parks and Recreation	No
Police	All Positions	No
Police - Dispatch	All Positions	No
Public Works – Sewer / Street Cleaning / Streets / Traffic	All Positions	Yes
Recycling Center	Gatekeeper	Yes
	Demanufacturing Technician	Yes
Water Pollution Control	Plant Operator	Yes
Facility	Maintenance Technician	Yes
	Pre-Treatment Coordinator	Yes
	Laboratory Tech	No
	Laboratory Chemist	No
	Operations Supervisor	Yes
	Maintenance Supervisor	Yes
	Superintendent	Yes
	Administrative Clerk	No



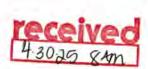
Noise Audit Worksheet

Location: _____

Date: _____

Updated by: _____

Location or Equipment	Noise Monitoring Method	Noise Level dB(A)



CITY OF OTTUMWA Staff Summary

** ACTION ITEM **

Council Meeting of : May 6, 2025

Administration

Department

Barbara Codjoe

Item No. I.-8.

Prepared By Barbara Codjoe

Department Head

City Administrator Approval

AGENDA TITLE: Resolution #76-2025 - Approve the City's Wellness Program

Public hearing required if this box is checked.

RECOMMENDATION: Pass and adopt resolution #76-2025

DISCUSSION: See attached

The Employee Wellness Program outlines the three current programs that we offer to employees. This includes Health Screenings, annual Flu shots and an Employee Assistance Program (EAP). This program policy adds the parameters to the programs and gives employees one space to be able to review all our offerings.

The Employee Advocacy group has taken a deep dive into out health screenings and flu shots. The consensus from that group is that our employees wish to continue these programs.

All costs pertaining to our wellness programs come from account 860-665-6412. We have \$12,000 budgeted in this account currently.

We will continue to monitor all these programs and evaluate the offerings to ensure our employees are finding benefits from them.

RESOLUTION NO. 76-2025

RESOLUTION APPROVE EMPLOYEE WELLNESS PROGRAM POLICY

WHEREAS, staff for the City of Ottumwa has reviewed the current policies regarding employee wellness programs and determined the current policies does not meet the short and long term care for employees and operational needs for the employer, and;

WHEREAS, staff has drafted and revised the Employee Wellness Program Policy to meet the needs of both employee and employer and finds that approval of said policy as revised, would be in the best interest of the City and the employees of the City, and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa, that the current Employee Wellness Program Policy and any supplements thereafter are hereby repealed and that the attached Employee Wellness Program Policy are hereby adopted in their place with an effective date of May 6, 2025.

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

PASSED, ADOPTED and APPROVED this 6th day of May 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk



PURPOSE

The purpose of our Employee Wellness Program is to enhance the overall health and well-being of our workforce by providing comprehensive resources, tools, and support that promote physical, mental, and emotional wellness. We are committed to fostering a positive workplace culture where employees feel empowered to prioritize their health through engaging activities, educational resources, and supportive initiatives. By investing in our employees' well-being, we aim to increase productivity, reduce stress, and create a healthier, more resilient workforce that thrives both personally and professionally.

ELIGIBILITY

This policy applies to all employees of the City of Ottumwa.

PROGRAM COMPONENTS

The City of Ottumwa offers the following components as part of the Wellness Program:

- Health Screenings
- Flu Shots
- Employee Assistance Programs (EAP)

Health Screenings

The City of Ottumwa is pleased to partner with Ottumwa Regional Health Center to bring Healthy Choices wellness screenings to our



employees. Annually, all employees and their spouses are eligible for wellness screenings at no cost to the employee / eligible spouse. There are a number of items included in the wellness screening:

- Blood Chemistry Profile (22 different tests)
- Resting Blood Pressure, Body Mass Index (Height and Weight)
- Body Composition Analysis (Percent body fat and percent body lean)
- Personal One-on-One Consultation (Initial)
- Goal Setting/Health Coaching (Initial)
- 6 month Cholesterol recheck for elevated levels

Two additional options are available at a cost for the employee

- PSA (prostate specific antigen) \$38
- Red/White Blood Cell Count \$25

Approximately 3-4 weeks after the initial blood draw, a follow-up consultation with a nurse is completed to obtain results and set health goals. Employees will then be given a report detailing their health assessment level.



For calendar year 2025, employees that participate in the blood draw and the follow-up consultation will receive four (4) hours of incentive time in their accrued bank.

- Employee must sign up prior to appointment.
- Employee not qualified if only spouse completes draw.
- Incentive hours must be taken prior to December 31 each year.
- Employees must attend BOTH* appointments to qualify for the incentive leave.
 - *If the employee chooses to follow up with their medical provider instead of the nurse, they may provide a note stating that the results of the initial draw have been reviewed. This must be provided within 30 days of the scheduled follow up visits in order to be eligible for the additional accrued time.
- If employee does not have incentive time as an option, the additional four (4) hours will be added to their vacation accrual bank.
- Employee's spouse is defined as per our medical insurance requirements.

Starting in calendar year 2026, employees must maintain or improve their health assessment level in order to receive the additional incentive hours. These levels would be determined based upon the Consultation with Healthy Choices or their medical provider.

Cost to the city is \$75 per screening.

Flu Shots

Annual flu shots are available for all employees and spouses at no cost to the employee. These are provided by Ottumwa Regional Health Center and are part of the Healthy Choices program.

Shots are typically provided in October each year.

Cost to the city is \$25 per flu shot.

Employee Assistance Program (EAP)



The City of Ottumwa offers provide confidential, professional assistance to employees and their immediate family members. Our current EAP provider is CuraLink Healthcare which can be reached at 1-888-881-LINC (5462). All regular

full-time and part-time employees, as well as family members in their home, are eligible to utilize the EAP services.

The EAP ensures that all interactions and discussions between employees and EAP counselors remain strictly confidential, within legal limits. Information shared with the



EAP will not be disclosed to supervisors, managers, or colleagues without the employee's written consent, unless required by law.

The EAP offers a wide range of support services, including but not limited to:

- a. Short-term counseling: Confidential counseling sessions with licensed professionals to address personal, family, or work-related concerns.
- b. Work-life balance assistance: Resources and guidance on managing stress, improving relationships, time management, and similar challenges.
- c. Referrals: Assistance in identifying appropriate resources and referrals for specialized needs, such as legal, financial, childcare, eldercare, or substance abuse services.
- d. Crisis intervention: Support for employees facing urgent and critical situations that may impact their well-being and ability to function at work.

Employees can access EAP services by contacting the designated EAP provider's phone number or website. The EAP provider will arrange an initial appointment or assessment to identify the employee's needs and recommend appropriate resources.

The EAP services are provided at no cost to the employee or their immediate family members. Any additional services or treatments beyond the scope of the EAP may require the employee to seek coverage through their health insurance or other resources.

An employee may call directly for an EAP appointment or may be referred to the EAP if it is observed that the employee has a deterioration in work performance or attendance or other incidents which indicate a possibility of a personal problem.

- a. Consult with human resources, management or legal department to confirm the Formal Management Referral is appropriate
- b. Prior to meeting with the employee, contact the SupportLinc program at 1-888-881-5462 for a consultation with a Care Advocate to review the process and discuss expectations.
- c. The SupportLinc Care Advocate will provide the Referral Contact with a case number that the employee should reference when calling.
- d. The Care Advocate will send the Authorization for Disclosure of Records and Information (ROI) form. This form must be signed by the employee and a witness and returned to the Care Advocate.
- e. The employee should be instructed to contact SupportLinc, typically within 24 hours, and reference their case number.
- f. A Formal Referral Specialist (FRS) will be assigned to the case and will provide compliance updates to the Referral Contact at the agreed upon frequency and per the agreed upon method of communication. If the



employee is compliant and completes all recommended services, a completion letter will be sent to the Referral Contact.

- g. If the employee is not compliant, the Referral Contact will also be notified.
- h. If the employee chooses not to accept assistance at this time, the supervisor should reinforce the expectation for improved performance and the consequences for failure to improve. The supervisor should also point out that the EAP will be available should the employee change their mind in the future. The discussion of the EAP as an option should be clearly documented by the supervisor.
- i. The supervisor will be sensitive to the employee's needs while the employee is involved in the program and participate, as needed, in the continuing recovery plan.

It is expected that city employees will comply with any referrals for diagnosis and cooperate with prescribed counseling or therapy. Employees who refuse evaluation, diagnosis and treatment, if indicated, will be handled in accordance with standard administrative disciplinary policies for unacceptable job performance. The City of Ottumwa EAP is not to be considered a substitute for disciplinary action and failure to receive treatment and to make satisfactory progress will result in the employee being subject to normal disciplinary procedures.

Time away from work will be treated the same as for any other absence due to illness, injury, or for personal reasons. An employee may use accumulated available sick leave, vacation, personal days and/or compensatory time during the treatment if the employee must be absent. It is the responsibility of the employee to advise their department immediately of the need to be absent from work. An unpaid leave must be requested for any portion of leave time not covered by paid leave, pursuant to standard procedures.

In cases of drug and alcohol abuse treatment, the treatment must be provided in an approved facility. The employee or dependent must be sure that the facility is approved before entering. Employees or dependents that receive alcohol and\or drug abuse treatment are expected to participate in follow-up therapy. In cases where the employee is referred to a treatment center in lieu of discipline, the employee must remain for the full course of treatment or the employee will be subject to the originally planned discipline. The cost of drug and alcohol abuse treatment will be paid by the employee subject to any coverage by the City's group health insurance program.

An employee who must be absent from work because of counseling or treatment shall be returned to their regular position with full benefits and seniority afforded other employees with medical problems if the position has not been filled. The department head will require the returning employee to furnish a return to work release.

Cost to the city is \$32.04 per member per year.



Participation

Participation in any Employee Wellness Program is voluntary. Employees are encouraged to engage in activities that resonate with their personal health goals.

Confidentiality

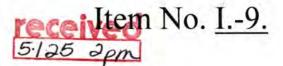
All personal health information collected through the Employee Wellness Programs will be kept confidential and used solely for the purpose of promoting the programs. Data will be aggregated and anonymized for reporting purposes.

Review and Amendments

This policy will be reviewed annually or as needed to ensure its effectiveness and compliance with security standards.

The Employee Advocacy Group for the City of Ottumwa is dedicated to managing and overseeing the program specifics for the Employee Wellness Programs. Suggestions for amendments can be submitted to the Employee Advocacy Group, Human Resources Department or City Administrator for consideration.

CITY OF OTTUMWA



Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

	Phillip Burgmeier
	Prepared By
Engineering	Wit Bugnein
Department	Department Head
	P19 the
City	Administrator Approval
AGENDA TITLE: Resolution #77-2025.	Awarding the Washington Street Reconstruction Project

*****	********
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 #77-2025.

DISCUSSION: This project will consist of full width, full depth pavement reconstruction of Washington Street from 100' north of 5th Street to the south side of the 4th Street intersection. While the pavement is out new sanitary and a separated storm sewer system will be installed. The storm sewer will be recombined at 4th Street until the trunk lines from Gateway make it to the area.

Bids were received and opened by the City of Ottumwa on April 30, 2025 at 2:00 p.m. Four (4) bids were received, and the low bidder is DC Concrete and Construction of Douds, Iowa, in the amount of \$738,491.00.

Bid Tab and Plan Holders list are attached.

Estimate:	\$794,661
	and the second sec

Funding:	\$ 72,000	OWW				
10. T. S.	\$666,491	301 - Street Construction				

RESOLUTION #77-2025

A RESOLUTION AWARDING THE WASHINGTON STREET RECONSTRUCTION PROJECT

WHEREAS, The City Council of the City of Ottumwa, Iowa did advertise and accept bids for the above referenced project; and,

WHEREAS, Bids were received, proper, and mathematically correct.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The award of the above referenced project is made to the lowest responsible bidder, DC Concrete and Construction of Douds, Iowa, in the amount of \$738,491.00.

APPROVED, PASSED, AND ADOPTED, this 6th day of May, 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

	4/30/2025	-	0.000				1.2	in the second second	1				C.C.A.A.
ITEM	DESCRIPTION	UNIT	QTY	TRUCTION ES	EXTENSION		TE & CONST.		NSTRUCTION		NCRETE	JONES CO	
1	TOPSOIL, HAUL, FURNISH & SPREAD	CY	100	\$ 15.00	\$1,500.00		EXTENSION \$4,000 00	S 17.50	EXTENSION				
2	EXCAVATION, CL 10, ROADWAY & BORROW	CY	635	\$ 9.00	\$5,715.00					\$ 45.00	\$4,500.00		\$2,060.00
3	EXCAVATION, CL 10, UNSUITABLE	CY	100	\$ 45.00	\$4,500.00		and the second se			\$ 22.00	\$13,970.00		\$10,795.00
4	SUBGRADE PREPARATION	SY	3550	\$ 4.75							\$4,500.00	and the second sec	\$7.725.00
5	MODIFIED SUBBASE	SY	3550	\$ 13.00	\$46,150.00						\$7,100.00		\$7,313.00
8	TRENCH COMPACTION TESTING	LS	1	\$ 5,000.00	\$5,000.00		\$5,000.00				\$31,950.00		\$42,067.50
7	SANITARY SEWER PIPE BY REPL -TRENCHED, SDR-26, 8"	LF	761	\$ 68.00	\$51,748.00						\$4,000.00		\$7,590.59
8	SANITARY SEWER PIPE BY REPL-TRENCHED, SDR-26, 12"	LF	50	\$ 72.00	\$3,600.00		and the second se		and the second se	21	560,880 00		\$66,625,55
9	SANITARY SEWER PIPE BY REPL. TRENCHED, SDR-26, 15"	LF	50	\$ 80.00	\$4,000.00	and the second se					\$7,000.00		\$6,695.00
10	SEWER SERVICE, SANITARY 6 IN DIA.	LF	390	\$ 62.00	\$24,180.00	71	\$15,600.00			\$ 62.50	\$8,500.00		\$7,210.00
11	REMOVAL OF PIPE < 36"	LF	1030	\$ 11.00	\$11,330.00	\$ 15.00	\$15,450.00				\$24,375.00 \$16,995.00	\$ 97.85	\$38,161.50
12	STORM SEWER, TRENCHED, 12" RCP	LF	135	\$ 55.00	\$7,425.00	\$ 65.00	\$8,775.00				\$12,825.00		\$16,974.40
13	STORM SEWER, TRENCHED, 15" RCP	LF	885	\$ 65.00	and the second se	\$ 70.00	\$61,950.00	and the second se			\$12,825.00		\$8,621 10
14	STORM SEWER, TRENCHED, 24" RCP	LF	50	\$ 85.00	\$4,250.00		\$3,750.00		the second se		\$7,000.00	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$65,631,60
15	SUBDRAIN, STD. PERFORATED, 4"	LF	1569	\$ 9.00	\$14,121.00		\$32,949.00				\$17,259.00		\$17.384.52
16	SUBDRAIN OUTLET (4040.233)	EA	7	\$ 195.00	\$1,365.00		\$700.00				\$1,750.00	the second se	
17	WATER MAIN, TRENCH, PVC C-900, 8"	LF	653	\$ 69.00	\$45,057.00		\$39,180.00				\$1,750.00	and the second se	\$1,297.80
18	WATER MAIN, TRENCH, PVC C-900, 10"	LF	82	\$ 75.00	\$6,150.00		\$5,740.00				\$8,938.00		
19	FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1196	\$ 0.30	\$285.00		\$11,960.00				\$8,938.00	\$ 87.55 \$ 18.54	\$7,179.10 \$22,173.84
20	WATER SERVICE STUB, COPPER, 3/4 IN	EA	5	\$ 1,500.00	\$7,500.00		\$2,000.00				\$10,166.00	and the second sec	\$22,173.84 \$11,072.50
21	VALVE, GATE, DIP 8 IN	EA	1	\$ 3,800,00	\$3,800.00	· · · · · · · · · · · · · · · · · · ·	\$2,500.00				\$3,200,00		
22	VALVE, GATE, DIP 10 IN	EA	2	\$ 4,500.00	\$9,000.00		\$8,000.00				\$8,500.00		\$3,311.45 \$8,682.90
23	MANHOLE, SANITARY SEWER, SW-301	EA	4	\$ 12,500.00	\$50,000.00		\$18,000.00					\$ 6,952.50	
	MANHOLE, STORM SEWER, SW-401	EA	3	\$ 10,500.00	\$31,500.00		\$12,000.00		\$16,620.00		\$20,700.00		\$27,810.00
25	SINGLE GRATE INTAKE, SW-501	EA	3	\$ 5,200.00	\$15,600.00	the second s	\$12,000.00		\$15,000.00			\$ 5,150.00	\$15,450.00
26	SINGLE GRATE INTAKE WITH MANHOLE, SW-503	EA	2	5 7,200.00	\$14,400.00		\$8,000.00		\$15,000.00		\$15,000.00		\$15,450.00
27	DOUBLE GRATE INTAKE WITH MANHOLE, SW-506	EA	3	\$ 9,500.00	\$28,500.00		\$42,000.00			\$ 12,500.00	\$37,500.00		\$30,683.70
28	DOUBLE OPEN THROAT INTAKE, SMALL BOX, SW-509	EA	1	\$ 8,500.00	\$8,500.00		\$8,000.00		\$8,725.00		\$9,500.00		\$8,986.75
29	REMOVAL OF MANHOLE OR INTAKE	EA	10	\$ 450.00	\$4,500.00	a share the set of the	\$20,000.00	the second s	\$7,500.00		\$7,750.00	\$ 772.50	\$7,725,00
30	STD OR SLIP FORM PCC PAVEMENT, CL. C, CL. 3, 8"	SY	3265	\$ 65.00	the second se	\$ 62.00	\$202,430.00				\$235,080.00		\$276,055.75
31	REMOVAL OF PAVED DRIVEWAY	SY	80	\$ 7.50	\$600.00		\$800.00		\$720.00		\$680.00		\$741.60
32	REMOVAL OF SIDEWALK	SY	366	\$ 7.50		5 10.00	\$3,660.00		\$1,830.00	the second se	\$3,111.00		\$1,884.90
33	SIDEWALK, P.C. CONCRETE, 6 IN	SY	372	\$ 75.00	\$27,900.00	5 70.00	\$26,040.00		\$25,296.00		\$27,900.00		\$25,296.00
34	DETECTABLE WARNINGS	SF	190	\$ 50.00	\$9,500.00	\$ 50.00	\$9,500.00		\$9,500.00		\$9,120.00		\$9,500.00
35	DRIVEWAY, P.C. CONCRETE, 6 IN	SY	101	\$ 65.00	\$6,565.00	\$ 70.00	\$7,070.00		\$7,070.00		\$7,070.00		\$7,070.00
36	DRIVEWAY, 3/4 CRUSHED STONE	TN	25	\$ 40.00	\$1,000.00	\$ 40.00	\$1,000.00		\$950.00		\$1,250.00		\$978.50
	REMOVAL OF PAVEMENT	SY	3275	\$ 7.50	\$24,562.50	\$ 9.00	\$29,475.00	\$ 5.00	\$16,375.00		\$20,305.00		\$16,866.25
	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00		\$3,800.00		\$5,000.00	the second se	\$8,240.00
	SEEDING, FERTILIZING, & MULCHING (URBAN)	LS	1	\$ 3,500.00		\$ 10,000.00	\$10,000.00		\$4,500.00		\$2,750.00		\$4,892.50
	EROSION CONFROL, SILT FENCE & FILTER SOCKS	LF	100	\$ 10.00	\$1,000.00		\$300.00	and the second se	\$500.00		\$500.00		\$515.00
41	EROSION CONTROL, SILT FENCE & FILTER SOCKS, REMOVAL	LF	100	\$ 5.00	the second se	5 1.00	the second se	\$ 1.00	\$100.00	<	\$250.00	A	\$103.00
42	CONSTRUCTION SURVEY	LS	1	\$ 3,500.00	\$3,500.00	and the second se	\$9,500.00		\$9,500.00		\$7,500.00		\$9,500.00
	MOBILIZATION	LS	1	\$ 10,500.00	\$10,500.00		\$25,000.00		\$34,000.00	and the second sec	\$40,000.00		\$27,000.00
44	CONCRETE WASHOUT	LS	1	\$ 1,500.00		S 1,000.00	\$1,000,00		\$1,000.00		\$3,500.00		\$500.00
											10,000.00		
-	Gray Box Denotes Math Error by Connactor				1					-			
	TOTAL				\$794,661.00		\$738,491.00		\$874,866.75	-	\$881,267.00		\$917,475,30
		1									1.00 , cor . 00		4417,470,30
								-	1				
-		1											
	HEREBY CERTIFY THAT THIS IS A TRUE TABULATION												
	OF THE BIDS RECEIVED AT 2:00 P M. ON 4-30-2025												
	BY. Herei											-	
	12440									_			
_													
-								_					

PLAN HOLDERS LIST

Washington Street Reconstruction Ottumwa, Iowa 52501

Engineer's Estimate: \$794,661.00

Plan Deposit: \$40.00 (\$40.00 refundable)

et No	Name & Address of Plan Holder	Phone/Fax	Plans Mailed	Deposit Received	Plans Returned Refund Mailed	Addendum No. 1 & 2
1	Jones Contracting Corp 1808 Hwy 16 PO Box 156 West Point, IA 52656 pjones@jonescontractingcorp.com	319-837-8129	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
	DC Concrete & Construction 15476 Emerald Rd Douds, IA 52551 dcconstruction.ia@gmail.com	641-919-0636	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
3	Wicks Construction PO Box 428 Decorah, IA 52101 dave@wicksconstruction.com	563-380-0334	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
4	Wanner's Excavating 201 N. Madison Ottumwa, IA 52501 wannersexcavating@gmail.com	641-226-2618	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
	MJ Daly Construction Co Inc 1916 Mt. Pleasant St. Burlington, IA 52601 dalyconst@aol.com	319-754-8119	Emailed 4/16/2025		1	Emailed 4/23/2 Emailed 4/25/2
6	Fye Excavating 10165 Sperry Rd Sperry, IA 52650 sbush@fyeexcavating.com	319-209-0002	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
7	Ideal Ready Mix 2901 N Court St Ottumwa, IA 52501 jmartsching@idealrm.com	319-759-0246	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
8	Manatt's, Inc. 1775 Old 6 Rd Brooklyn, IA 52211 nickg@manatts.com	641-522-9206	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
9	Sternquist Construction 1110 N 14th St Indianola, IA 51025 nwaterhouse@sternquistconstruction	515-961-8127	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
10	Hawkeye Paving Corp 801 42nd St Bettendorf, IA 52722 tperkins@hawkeyepaving.com	563-355-6834	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
11	Metro Pavers, Inc. 101 Southgate Ave Iowa City IA 52240 craig@metro-pavers.com	319-351-8800	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
12	DeLong Construction 1320 North 8th Ave Washington, IA 52353 kjohnson@delonginc.com	319-653-3334	Website 4/21/2025			Emailed 4/23/2 Emailed 4/25/2
13	Absolute Concrete Construction 505 1st ave N, PO Box 148 Slater, IA 50244 Ipetersen@ac-iowa.com	515-497-6137	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
14	Blommer's Construction 1117-222nd Ave Pella, IA 50219 jblommers5@gmail.com	641-628-4068	Emailed 4/16/2025			Emailed 4/23/2 Emailed 4/25/2
15	Drish Construction 1701 S Main St Fairfield, 1A 52556 drish.brandon@gmail.com J & K Contracting LLC	641-472-9506	Emailed 4/16/2025			Emailed 4/23/2. Emailed 4/25/2.

	10703 Justin Dr Urbandale, IA 50322 jared@jkcia.com	515-450-0812	Emailed 4/16/2025	Emailed 4/23/25 Emailed 4/25/25
17	Cornerstone Excavating, Inc. PO Box 928 Washington, IA 52353 office@cstoneinc.com	319-653-3957	Emailed 4/16/2025	Emailed 4/23/25 Emailed 4/25/25
	TK Concrete 1608 Fifield Rd Pella, 1A 50219 jen@vermeergroup.com	641-628-4590	City Website 4/18/2025	Emailed 4/23/25 Emailed 4/25/25
	Peterson Contractors Inc PO Box A Reinbeck, IA 50613 matt@pcius.com	319-345-2713	City Website 4/21/2025	Emailed 4/23/25 Emailed 4/25/25
20	Core & Main 2500 SE Enterprise Drive Grimes, IA 50111 nathaniel.barnhart@coreandmai	515-259-8041	City Website 4/22/2025	Emailed 4/23/25 Emailed 4/25/25
	namaniei barnnan (@coreanumai			
21	nanane, barmar(@coreanomal			
21	nanane, barman(@coreanoma			
	Master Builders 221 Park Street Des Moines, 1A 50309 CAdams@mbionline.com	800-362-2578 515-288-8718	Notice of Project 4/16/2025	Emailed 4/24/25 Emailed 4/25/25



Item No. <u>I.-10.</u>

CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

Engineering Department Department

Phillip Burgmeier Prepared By Department Head

City Administrator Approval

AGENDA TITLE: Resolution #79-2025. Approving Change Order #1 and accepting the work as final and complete for the Church Street Crosswalks Project.

*****	******
**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 #79-2025.

DISCUSSION: This project placed stamped concrete crosswalks with ADA ramps across Church Street located at Ransom Street and Davis Street. A painted crosswalk with ADA ramps was installed at Moore Street. This project was awarded to DC Concrete & Construction of Douds, Iowa.

Change Order #1 consists of quantity adjustments for lengthening ramps to meet ADA requirements, replacing stamped concrete between the ramp and back of curb, and a street patch at Moore Street

DC Concrete & Construction of Douds, Iowa has completed the above referenced work according to the plans and specifications. This will authorize approval of Change Order #1 with final payment releasing all retainage.

Original Contract Amount:	\$36,820.50
Change Order #1:	\$ 7,114.36
New Contract Amount:	\$43,934.86
Less Previous Payments	\$34,825.10
Final Payment	\$ 9,109.76

RESOLUTION #79-2025

A RESOLUTION APPROVING CHANGE ORDER #1 AND ACCEPTING THE WORK AS FINAL AND COMPLETE FOR THE CHURCH STREET CROSSWALKS PROJECT

- WHEREAS, The City Council of the City of Ottumwa, Iowa entered into a contract on October 1, 2024 with DC Concrete & Construction of Douds, Iowa for the above referenced project; and
- WHEREAS, Change Order #1 increased the contract amount by \$7,114.36 for contract quantity adjustments. The new contract sum is \$43,934.86, and
- WHEREAS, The project is now complete and final payment can be made releasing all retainage.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OTTUMWA, IOWA THAT: The Church Street Crosswalks Project is hereby accepted as complete and authorization to make final payment to DC Concrete & Construction of Douds, Iowa in the amount of \$9,109.76 is hereby approved.

APPROVED, PASSED, AND ADOPTED, this 6th day of May, 2025.

CITY OF OTTUMWA, IOWA

Richard W. Johnson, Mayor

ATTEST:

Christina Reinhard, City Clerk

SECTION 630 PAY ESTIMATE

CITY OF OTTUMWA

APPLICATION FOR PAYMENT

TC	OWNER: City of Ottumwa PROJECT: Church Street Crosswalks	PAY REQUEST NO. 2 Final
FR	ROM CONTRACTOR: DC CONCRETE PAY PERIOD:	
1.0	DNTRACTOR'S APPLICATION FOR PAYMENT plication for payment is made as follows:	
1.	Original Contract Sum	\$36,820.50
2.	Net change by Change Orders	\$7,114.36
3.	Contract Sum to Date (Line 1 + Line 2)	\$43,934.86
4.	Total Completed and Stored to Date	\$43,934.86
5.	Retainage: 0 % of Completed work	\$0.00
6.	Total Earned Less Retainage Amount	\$43,934.86
7.	Less Previous Payments	\$34,825.10
8.	Current Payment Due	\$9,109.76

The undersigned Contractor certifies that to the best of their knowledge, the Work covered by this Application has been completed in accordance with the Contract Documents, that the Contractor has paid for all Work which previous Applications for Payment were issued and payments received from the Owner, and that current payment (Line 8) is now due.

CONTRACTOR: DC Concrete & Const	DATE:	4/10/2025	
BY: Bulgt El	TITLE:	Owner	-

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the information contained in this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge the Work has progressed as indicated, the quality of the Work is in accordance with the contract Documents, and the Contract entitled to payment of the AMOUNT CERTIFIED.

\$9,109.76 AMOUNT CERTIFIED: 4-10-2025 DATE:

ENGINEERING SUPERVISOR

DIRECTOR OF PUBLIC WORKS

DATE:

Section 640 CHANGE ORDER

Project:	Church Street Crosswalk	s	To Contractor:	DC CONCRETE
Change (Order Number: 1			
The Cont	ract is changed as follows:		4-Apr-2	5
			\$0.00	2
Adjustme	ent of Quantities: See Tab s	heet	\$7,114.36	2
			\$0.00	_
			\$0.00	
			\$0.00	-
			\$0.00	
			\$0.00	2
		Total	\$7,114.36	
	Base bid amount	\$36,820.50		
		NEW PROJECT TOTAL	\$43,934.86	3
	NOT VALID UNTIL SIGN	ED BY THE OWNER AND CO	ONTRACTOR	
The Origi	nal Contract Sum was			\$36,820.50
Net chan	ge by previously authorized	Change Orders		\$0.00
The Cont	tract Sum prior to this chang	ge order		\$36,820.50
The Cont	ract Sum will be increase	d_ by this change order in the	amount of	\$7,114.36
The new	Contract Sum including this	change order		\$43,934.86
The Cont	ract Time will be unchang	ed by		days

The date of Substantial Completion as of the dare of this Change Order is in accordance with contract documents.

THY X ENGINEER/ SAUKUNSON

DIRECTOR OF PUBLIC WORKS

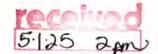
DC CONCRETE CONTRACTOR

<u>4-10-2025</u> DATE

025

TITLE

Churc	h Street Crosswalks	1		1.1.1	1 ·····				1	1		
	2											-
	4/4/2025		DCCONC	RETE		AS BUILT		QUANTITY	% OF			1
ITEM	DESCRIPTION	UNIT	QTY	PRICE	EXTENSION	QTY	EXTENSION					
1	MODIFIED SUBBASE	TN	15	\$32.50	\$487.50	10	\$325.00	(\$162.50)	66.67%		-	-
2	CURB AND GUTTER, 2.5' PCC, 6"	LF	110	\$54.00	\$5,940.00	116.7	\$6,301.80	\$361.80	106.09%	 1	-	
3	SIDEWALK, PCC, 6"	SY	85	\$75.00	\$6,375.00	140.3	\$10,522.50	\$4,147.50	165.06%	 -	1	
4	DETECTABLE WARNINGS	SF	90	\$60.00	\$5,400.00	98.18	\$5,890,80	\$490.80	109.09%	 		
5	CONCRETE, COLORED AND STAMPED, 9" PCC	SY	70	\$160.00	\$11,200.00	80.32	\$12,851.20	\$1,651.20	114,74%	 		
6	REMOVAL OF PAVEMENT	SY	186	\$13.00	\$2,418.00	234.12	\$3,043.56	\$625.56	125.87%	 		
7	TRAFFIC CONTROL	LS	1	\$2,000.00	\$2,000.00	1	\$2,000.00	\$0.00	100.00%	 		
8	MOBILIZATION	LS	1	\$3,000.00	\$3,000.00	1	\$3,000.00	\$0.00	100.00%			
		-										
										 1		
				TOTAL	\$36,820.50							
			ASBL	JILT TOTAL			\$43,934.86		-			
_				1			terms and second	\$7,114.36		-		
						1		37,114.00		 		-
-		-								1		-



Item No. <u>I.-11.</u>

CITY OF OTTUMWA

Staff Summary

** ACTION ITEM **

Council Meeting of: May 6, 2025

Phillip Burgmeier Prepared By

Engineering Department

Phil Department Head

City Administrator Approval

AGENDA TITLE: Resolution #80-2025. Fixing the date for a Public Hearing on the proposal to convey certain real property to the Ottumwa Community School District via a Real Estate Exchange Agreement.

RECOMMENDATION: Set time, date and place of public hearing as:

May 20, 2025 5:30 p.m. City Council Meeting Bridge View Center

DISCUSSION: the City of Ottumwa (the "City") has negotiated a Real Estate Exchange Agreement with the Ottumwa Community School District (the "District") whereby the City will convey certain property to the District in exchange for the District conveying permanent sewer easements to the City.

Budgeted Item: Yes

ITEM TO INCLUDE ON AGENDA

CITY OF OTTUMWA, IOWA May 6, 2025 5:30 P.M.

 Resolution setting the date for a public hearing on the proposal to convey interests in real property to the Ottumwa Community School District via a Real Estate Exchange Agreement

IMPORTANT INFORMATION

- 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.
- Notice and tentative agenda must be posted <u>at least</u> 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. 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 ______, in the chair, and the following named Council Members:

Absent:		
Vacant:	 	

* * * * * *

Council Member _______ then introduced the following proposed Resolution entitled "RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY TO THE OTTUMWA COMMUNITY SCHOOL DISTRICT VIA A REAL ESTATE EXCHANGE AGREEMENT", and moved that the same be adopted. Council Member _______ seconded the motion to adopt. The roll was called and the vote was,

YES:	

NAYS:

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

RESOLUTION NO. #80-2025

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO CONVEY INTERESTS IN REAL PROPERTY TO THE OTTUMWA COMMUNITY SCHOOL DISTRICT VIA A REAL ESTATE EXCHANGE AGREEMENT

WHEREAS, the City of Ottumwa (the "City") has negotiated a Real Estate Exchange Agreement with the Ottumwa Community School District (the "District") whereby the City will convey certain property to the District in exchange for the District conveying permanent sewer easements to the City; and

WHEREAS, the property to be conveyed by the City is legally described as follows:

Lot 26 Norris Subdivision Legal Description:

The West sixteen feet of Lot Twenty-six (26) in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

Lot 19 Norris Subdivision Legal Description:

Lot Nineteen (19) except the East Twenty (20) feet and the Southwest Eight (8) feet in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

AND

The East Twenty (20) feet and the Southwest Eight (8) feet in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

Alley Legal Description:

The North-South Alley being 12 feet wide and lying between Lots Twentyfive (25) and Twenty-six (26) in Norris' Subdivision of Out Lot No. Thirtythree (33) in the City of Ottumwa, Iowa.

And

That portion of the East-West alley being 18 feet wide and lying between the South line of Lots Twenty (20) through Twenty-seven (27) in Norris' Subdivision of Out Lot No. Thirty-three (33) and the North line of Lots Seven (7) through Eleven (11) in Block Two (2) in Blake's Addition and the North line of Lots Eight (8) through Twelve (12) in Connell's Addition, all in the City of Ottumwa, Iowa and being more particularly described as follows:

Beginning at the Northeast corner of Lot 11 in Block Two (2) of said Blake's Addition; thence West along the North line of Lots Seven (7) through Eleven (11) in said Block Two (2) and the North line of Lots Eight (8) through Twelve (12) in said Connell's Addition and the Westerly extension thereof to the East line of Lot Seven (7) in said Connell's Addition; thence North along said East line to the Southwest corner of Lot Twenty (20) in said Norris' Subdivision; thence East along the South line of Lots Twenty (20) through Twenty-seven (27) in said Norris' Subdivision to a point 18 feet North of the Point of Beginning; thence South to the Point of Beginning.

WHEREAS, the property to be conveyed by the City shall be conveyed subject to reserved easements and completion of formal vacation proceedings; and

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 May 20, 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 the Ottumwa Community School District, pursuant to the terms and conditions of the proposed Real Estate Exchange 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 INTERESTS IN REAL PROPERTY TO THE OTTUMWA COMMUNITY SCHOOL DISTRICT VIA A REAL ESTATE EXCHANGE 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 May 20, 2025, in the Bridge View Center, 102 Church Street, Ottumwa, Iowa, at which meeting the Council proposes to take action on the proposal to approve a Real Estate Exchange Agreement (the "Agreement") whereby the City will convey certain property to the District in exchange for the District conveying permanent sewer easements to the City. The property to be conveyed by the City is legally described as follows:

Lot 26 Norris Subdivision Legal Description:

The West sixteen feet of Lot Twenty-six (26) in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

Lot 19 Norris Subdivision Legal Description:

Lot Nineteen (19) except the East Twenty (20) feet and the Southwest Eight (8) feet in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

AND

The East Twenty (20) feet and the Southwest Eight (8) feet in Norris' Subdivision of Out Lot No. Thirty-three (33) in the City of Ottumwa, Iowa.

Alley Legal Description:

The North-South Alley being 12 feet wide and lying between Lots Twentyfive (25) and Twenty-six (26) in Norris' Subdivision of Out Lot No. Thirtythree (33) in the City of Ottumwa, Iowa.

And

That portion of the East-West alley being 18 feet wide and lying between the South line of Lots Twenty (20) through Twenty-seven (27) in Norris' Subdivision of Out Lot No. Thirty-three (33) and the North line of Lots Seven (7) through Eleven (11) in Block Two (2) in Blake's Addition and the North line of Lots Eight (8) through Twelve (12) in Connell's Addition, all in the City of Ottumwa, Iowa and being more particularly described as follows:

Beginning at the Northeast corner of Lot 11 in Block Two (2) of said Blake's Addition; thence West along the North line of Lots Seven (7) through Eleven (11) in said Block Two (2) and the North line of Lots Eight (8) through Twelve (12) in said Connell's Addition and the Westerly extension thereof to the East line of Lot Seven (7) in said Connell's Addition; thence North along said East line to the Southwest corner of Lot Twenty (20) in said Norris' Subdivision; thence East along the South line of Lots Twenty (20) through Twenty-seven (27) in said Norris' Subdivision to a point 18 feet North of the Point of Beginning; thence South to the Point of Beginning.

The property to be conveyed by the City shall be conveyed subject to reserved easements and completion of formal vacation proceedings.

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 _____ day of _____, 2025.

City Clerk, City of Ottumwa in the State of Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of May, 2025.

Mayor

ATTEST:

City Clerk

)) SS

)

STATE OF IOWA

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 _____ day of , 2025.

City Clerk, City of Ottumwa, State of Iowa

(SEAL)

4898-4411-7564-1\10981-1038