November 21, 2022

The regular meeting of the Tama City Council met Monday December 5, 2022 at 5:30 in the Tama City Council Chambers. Mayor Ray called the meeting to order with the following council member answering to roll call: Thomas, Michael, Hanus, Babinat and Haughey. Visitors: Jason Bina, Nick Peshel, Julie Winters, Bill Smith, Eric Slagle, Sierra Berger and Jesse Brown.

It was moved by Michael, seconded by Hanus to approve the consent agenda which consisted of minutes from the last regular meeting, bills paid 11/22/22 through 12/5/22. Roll call vote all ayes. Motion carried.

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| CLAIMS REPORT |  |  |
| VENDOR | INVOICE DESCRIPTION  | AMOUNT |
| AFLAC  | AFLAC - PRETAX  | $704.04 |
| AIRGAS USA LLC  | O2  | $299.84 |
| ALLIANT  | electric and gas  | $7,671.70 |
| ANDERSON, ROD  | BOOTS REIMB  | $100.00 |
| AXA EQUITABLE  | AXA EQUITABLE  | $125.00 |
| BOUND TREE MEDICAL  | MEDICAL SUPPLY  | $726.40 |
| CAMPBELL, KENT  | HALL CLEANING  | $640.00 |
| COLLECTION SERVICE CENTER  | CHILD SUPPORT  | $502.15 |
| EFTPS  | FED/FICA TAX  | $12,473.93 |
| EMC NATIONAL LIFE  | LIFE INSURANCE  | $132.36 |
| FAREWAY  | SUPPLIES  | $47.82 |
| HACH COMPANY  | WATER SUPPLIES  | $295.22 |
| HARDONS  | ARPA LED LINES  | $9,866.31 |
| HAUGHEY CONSTRUCTION  | CLEAN UP 209 JACKSON  | $523.67 |
| HAWKINS, INC  | WATER CHEMICALS  | $20.00 |
| HENDERSON PRODUCTS, INC.  | SNOW PLOW  | $21,288.00 |
| RUTH HILDAHL  | SCHOOL MILAGE  | $362.50 |
| IOWA ONE CALL  | LOCATES  | $29.70 |
| IOWA VALLEY COMM COLLEGE  | EMS TRAING SPRAGUE  | $18.95 |
| IPERS  | PROTECT IPERS  | $21,593.11 |
| NAPA AUTO PARTS  | CITY PARTS  | $702.07 |
| JOSE MARTINES  | REFUND RENTAL  | $125.00 |
| KEYSTONE LABORATORIES INC  | SW TESTING  | $582.75 |
| KLOCKE'S EMERGENCY VEHICLES  | AMB MAINT  | $255.80 |
| LIBERTY NATIONAL  | LIBERTY AFTERTX  | $871.92 |
| MEDIACOM  | PHONE INTERENT  | $659.60 |
| MEDICAP PHARMACY  | MEDICAL SUPPLY  | $16.99 |
| STEPHANIE PANOSH  | PAYMENT MADE TO US - NOT OURS  | $43.66 |
| PHYSICIAN'S CLAIMS COMPANY  | AMBULANCE BILLING AMB  | $2,212.44 |
| PITNEY BOWES  | POSTAGE MACHINE  | $175.98 |
| DAN RATHJEN  | LEGALS  | $2,797.00 |
| RAY DOUG  | MILAGE PICK UP XMAS DECORATION  | $57.50 |
| SANITARY REFUSE  | TRASH REMOVAL  | $253.00 |
| SNYDER & ASSOCIATES  | PW BLDG ENGINEER  | $813.77 |
| TREASURER STATE OF IOWA  | STATE TAXES  | $5,578.00 |
| STRYKER SALES CORPORATION  | SENSOR  | $883.15 |
| TAMA AMBULANCE  | EMS TRAINING  | $68.00 |
| TAMA COUNTY SOLID WASTE DISP.  | JACKSON ST  | $48.75 |
| TAMA GRUNDY PUBLISHING  | PUBLCATION  | $130.00 |
| TAMA TOLEDO ACE HARDWARE  | CITY SUPPLY  | $1,383.99 |
| TREASURER OF STATE  | NOVEMBER WET  | $2,526.49 |
| TRUCK COUNTRY OF IOWA  | LATCH ASSEMBLY  | $175.02 |
| U.S. BANK EQUIPMENT FINANCE  | LIB CONTACT  | $280.56 |
| U.S. POST OFFICE  | DECEMBER WATER BILLS  | $380.18 |
| ULTIMATE IMAGE  | EMS UNIFORMS  | $282.00 |
| USA BLUEBOOK  | WATER SUPPLY  | $137.17 |
| VANDERHAAG'S  | PARTS DUMP TRUCK  | $202.63 |
| WELLMARK BC/BS OF IOWA  | DENTAL PRE-TAX  | $23,470.38 |
| WES UPAH  | MOWING  | $90.00 |
| WILK'S REPAIR  | PD CAR OIL CHANGE  | $143.98 |
| WINDSTREAM  | PHONE INTERNET  | $222.53 |
| ZARNOTH BRUSH WORKS  | SWEEPER PARTS  | $924.32 |
| Accounts Payable Total  |   | $123,915.33 |
| Payroll Checks  |   | $35,200.19 |
| \*\*\*\*\* REPORT TOTAL \*\*\*\*\*  |   | $159,115.52 |
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| GENERAL  |   | $73,623.83 |
| CIVIC CENTER  |   | $50.00 |
| GENERAL DOWNTOWN  |   | $175.77 |
| ROAD USE TAX  |   | $31,248.14 |
| EMPLOYEE BENEFITS  |   | $18,544.41 |
| AMERICAN RESCUE PLAN  |   | $9,866.31 |
| WATER FUND  |   | $14,546.54 |
| SEWER FUND  |   | $11,060.52 |
| TOTAL FUNDS  |   | $159,115.52 |

It was moved by Hanus, seconded by Michael to approve the tax abatement for 806 Clubhouse Circle. Roll Call vote: All Ayes. Motioned carried.

It was moved by Hanus, seconded by Haughey to approve Resolution #22-44 a resolution supporting the and investing in the City of Tama’s water infrastructure at 1304 State Street. Roll call Vote. Ayes: Babinat, Michael, Thomas, and Hanus. Haughey abstained. Motioned carried.

It was moved by Thomas, seconded by Babinat to approve Resolution #22-44 a resolution supporting the and investing in the City of Tama’s water infrastructure at 1304 State Street. Roll call Vote. All Ayes. Motioned carried.

It was moved by Babinat, seconded by Michael to approve the rate of $19.00 per hour for part time advanced emts. Roll call vote all ayes, motion carried.

It was moved by Haughey, seconded by Hanus to appoint Richard Jimenez to the Board of Adjustments. Roll call vote, All ayes. Motion carried.

It was moved by Babinat, seconded by Michael to approval of the purchase of the bar screen for the waste water plant at the price of $172,137.00. Roll call vote all ayes, motion carried.

It was moved by Michael, seconded by Hanus to approve the 5-2-1-0 Grant application for the city of Tama, the grants consist of trail signage at the Rec Trail, Soccer fields at Oak Park, GaGa Pit at the Third Street Park, and Benches at the Rec Trail. Roll call vote, all ayes. Motioned Carried.

It was moved by Babinat, seconded by Thomas to approve the employee handbook with changes approved at the November 21, 2022 meeting. Roll call vote, all ayes. Motioned carried.

The City of Tama City Council held a public hearing at 530 pm on 12/5/22 at the City of Tama City Council Chambers at 305 Siegel Street in Tama Iowa to review a CDBG Derecho application. The application is for $1,722,947 to convert an old vacant catholic church into 12 rental units. The project address is 600 Oswego Street in Tama. 6 of the rental units will be one bedroom, and 6 will be two bedrooms. 51% of the rental units (7 units) must be rented to households with incomes less than 80% of the county median according to HUD. The other units can be rented to anyone. This affordability requirement extends for 20 years after the building conversion is completed and it is ready for occupancy. Rents also will need to be less than the HUD permitted levels for 20 years. The projected developer is VLS Real Estate LLC (Eric Slagle, President). The estimated amount of CDBG funding is $1,100,000 and the developer will need to provide $622,947 (cash & loans) to complete the project. The CDBG derecho application will be submitted on 12/30/22 and the city should know the status of funding by 2/1/23. There is no guaranty that the funding will be awarded. $561,000 of the CDBG derecho funds will assist LMI individuals. The additional rental housing units will help Tama respond to the derecho disaster and provide much needed quality and affordable rental housing for Iowa Premium. Iowa Premium opened operations in 2014 with about 800 current employees. An expansion is planned with several hundred new employees. The Tama area has added very little additional rental housing since the 2014 date. More workers would like to reside in Tama, but housing is not available. The project will not displace any households or tenants, the church has been vacant for at least 20 years. Construction work can commence on the project in the summer of 2023. The project will likely be completed by 12/31/24. No translation services were needed or requested as part of the public hearing. The City of Tama Board of Adjustment has approved the zoning for the project.

A community development and housing needs assessment was completed as part of the public hearing. The following were the suggested items – new housing, rehab housing, repair to street and sidewalks, repairs to water plant and waste water plants. The downtown revitalization would include update to store fronts and rehab of second story apartments.

The public hearing was closed.

Motion by Haughey, seconded by Babinat to approve resolution 22-46 Approval of grant application by VLS Real Estate LLC to apply for CDBG Derecho grant in the amount of $1,100,000. Roll call vote, all ayes. Motioned carried.

The council directed the city clerk and the attorney to draft a contact for reimbursement for developers for funds to cover a portion of Architectural Drawings and Renderings, Blueprints and Plans, Lead Based Paint testing and recommendations, Asbestos Testing and recommendations and Environmental Study and Exposure.

The council directed the city clerk to get the best rate to invest funds at the local level.

It was moved by Haughey, seconded by Hanus to change the date of January 2, 2022 meeting to January 3, 2022 at 5:00 PM due to the observed holiday.

It was moved by Babinat, seconded by Haughey to approve Ordinance No 612 Repeal of Building Code. Roll call vote: Michael – No, Thomas – yes, Haughey – yes, Hanus- yes, Babinat- yes. Motion carried.

It was moved by Haughey, seconded by Hanus to waive the 3 separate readings of Ordinance No 612 Repeal of Building Code. Roll call vote Michael – No, Thomas – yes, Haughey – yes, Hanus- yes, Babinat- yes. Motion carried.

 It was moved by Babinat, seconded by Haughey to place Ordinance No 612 Repeal of Building Code on file. Roll call vote: Michael – No, Thomas – yes, Haughey – yes, Hanus- yes, Babinat- yes. Motion carried.

It was moved by Haughey, seconded by Babinat to approve Ordinance No 613 to amend Chapter 50 of the City Code of Tama Nuisance abatement. Roll call vote, all ayes. Motion carried.

It was moved by Haughey, seconded by Hanus to waive the 3 separate readings Ordinance No 613 to amend Chapter 50 of the City Code of Tama Nuisance abatement. Roll call vote, all ayes. Motion carried.

 It was moved by Babinat, seconded by Haughey to place Ordinance No 613 to amend Chapter 50 of the City Code of Tama Nuisance abatement on file. Roll call vote: Michael – No, Thomas – yes, Haughey – yes, Hanus- yes, Babinat- yes. Motion carried.

It was moved by Hanus, seconded by Haughey to adjourn. 6:57 PM.

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Doug Ray, Mayor Jill Apfel, City Clerk