

July 17, 2017

The regular meeting of the Tama City Council met July 17, 2017 in the Tama Council Chamber at 6:00 PM. Mayor Pro-Tem McAdoo called the meeting to order with the following Council Members answering roll call: McAdoo, Haughey, Ray, Babinat. Absent: Mayor Carnahan and Council Member Tynnismaa.

Visitors: Denise Fletcher, Jim Roan, Stuart Eisentrager, Alyssa Hoskey, Anne Michael, John Lloyd.

It was moved by Ray seconded by Haughey to approve the consent agenda which included the appointment of Kenny McAdoo as Mayor-Pro Tem for the meeting and the minutes of the last regular meeting of 7-3-17. Roll call vote all ayes, motion carried.

Jim Roan, representing the Wieting Theatre Guild, presented information on the phase 2 project of the theatre renovation. It was moved by Babinat seconded by Ray to approve Resolution No. 20-17 a resolution providing support for the renovation project and to approve the commitment of a \$5,000 donation to the project. Roll call vote ayes: McAdoo, Haughey, Ray, Babinat. Motion carried.

The city has received a request from John TePoel to purchase the alley between Jackson and Garfield and between 3rd and 4th Street. It was moved by Haughey seconded by Babinat to approve Resolution No. 21-17 a resolution setting a public hearing on August 7, 2017 at 6:00 PM in the Tama Council Chamber to close the alley located between Jackson and Garfield and between 3rd and 4th Street and adopting an ordinance for vacating the alley. Roll call vote ayes: Ray, Babinat, McAdoo, Haughey. Motion carried. The council will set a public hearing at the next meeting concerning the disposal of the alley.

It was moved by Ray seconded by Babinat to approve the purchase of an AED for the third police vehicle at the city's cost of \$575.00. Roll call vote all ayes, motion carried. The police department had received grants and donations to purchase the third AED in the amount of \$2,725, however was short the \$575 to cover the entire cost.

Council Member Babinat moved seconded by McAdoo to approve the construction engineering contract with Snyder and Associates for the 5th

Street/Ross Street Project. Tama share approximately \$46,400, Toledo's share approximately \$33,600. Roll call vote all ayes, motion carried.

It was moved by Ray seconded by Haughey to approve Resolution No. 22-17 a resolution approving the contract and bond for the 5th Street/Ross Street Project with Horsfield Construction contingent on receiving the signed contract from Horsfield Construction. Roll call vote: Babinat, McAdoo, Haughey, Ray. Motion carried.

After some discussion, it was moved by Ray seconded by Haughey to approve the street improvement to Oswego Street between 4th and 5th Street as additional work to the 5th Street project in the amount of \$148,030 with the work to be done by Vieth Construction. Roll call vote motion carried.

Council Member Babinat moved seconded by Ray to approve the Private Placement Engagement agreement with Piper Jaffray in securing bond funds for the 5th Street Project and the 5th Street Federal/Ross Street Projects. Roll call vote all ayes, motion carried.

The council discussed the bond issue for the street projects and the recall of the 2006 general obligation bonds. To recall the 2006 bond issue the cost would amount to \$510,000 thus saving the tax payers approximately \$22,000 in interest payments over the next four years when the bonds would have expired. The street projects would amount to approximately \$1.4 million leaving a small amount of contingency money for change orders. Discussion was lead to increase the amount of the bond to cover unknown change orders. If any unused bond proceeds were available at the end of the 5th Street Project funds those funds would be used on other street projects. The council agreed that funds from road use tax could be used to help with unknown change orders. It was moved by Haughey seconded by Ray to approve the distribution financing term sheets for a bond issue of \$1,910,000 to cover the street construction projects (\$1.4 million including bond fees) and the recall of the 2006 general obligation bonds (\$510,000 including bond fees). Roll call vote all ayes, motion carried.

This being the time and place the Mayor Pro Tem opened the public hearing for the General Obligation Loan Agreement for the street projects. There being no oral or written comments the Mayor Pro Tem

closed the public hearing. It was moved by Haughey seconded by Babinat to approve Resolution No. 23-17 a resolution proposing to enter into a General Obligation Loan Agreement with a principal amount not to exceed \$2,240,000 for the financing of street improvement projects and the refunding of the outstanding balance of the 2006 General Obligation Bond issue. Roll call vote ayes: Ray, Babinat, McAdoo, Ray. Motion carried.

The city attorney explained that the Revitalization Area No. 3 Plan needed to be updated to include multi-residential areas to receive tax abatements as stated in the city's current plan. Therefore, it was moved by Ray seconded by Haughey to approve Resolution No. 24-17 a resolution setting a public hearing for August 7, 2017 at 6:00 PM in the Tama Council Chamber to adopt the proposed amendment to the revitalization plan to include multi-residential property. Roll call vote ayes: Babinat, McAdoo, Haughey, Ray. Motion carried.

The council will discuss the agenda item concerning Hazardous Spills for Tama at a later date.

The council was in agreement to help pay for a water main connection between Tama and Toledo, however until a written agreement is reached concerning the billing of water no action would be taken. The council was willing to agree to the fact that if one city used the water, the city would return the same number of gallons. The city attorney will meet with John Lloyd and Kendall Jordan to work out the details of billing to be presented to both cities for consideration.

It was moved by Haughey seconded by Ray to approve the acoustic testing of the city's sewer mains at a cost of \$12,000 to be paid from the sewer rehabilitation fund for the knowledge of knowing what sewer mains need cleaning and those that do not saving money on only cleaning those lines that need cleaning. The work to be done by Midland GIS Solutions. Roll call vote all ayes, motion carried.

Council Member Haughey moved seconded by Ray to approve the quote from Q.C. Metallurgical Laboratory at a cost of \$3,396.50 for the testing the water aeralator metal due to corrosion. Roll call vote all ayes, motion carried. The Public Works Director stated that he had received three quotes with the one presented being the lowest quoted price.

Reports: Stuart Eisentrager explained that he had visited with Shane Pitkin concerning the purchase of land for the rec trail's use by the city's sewer lagoon and dike area. Shane is willing to accept \$10,000 for the land and the city de-annex the wooded land owned by Shane. Since the offer was not on the agenda the council was asked to consider the offer for the next council meeting.

The council discussed the demolition of the Filloon building at 230-244 W 3rd Street. Possibly the city tearing down the building and hiring heavy equipment owners to help with the tear down, and sending the loads to the landfill covered properly due to asbestos. The city would need to hire an asbestos inspector that would be on site during the project. Council Member Ray stated he had a name of whom the Paperboard Plant uses and would the name to the city Public Works Director.

It was moved by Ray seconded by Babinat to adjourn. 7:58 PM

Mayor Pro Tem Kenny McAdoo

Judy Welch, City Clerk