

The Tabor City Council met in regular session on **September 8, 2021**, in council chambers-community room, 626 Main St., Tabor, Iowa at 6:30 p.m. Agenda posted as required by law. Meeting was opened by Mayor James Switzer with councilpersons Jackson, Korver, Wirth, and Williams and Bartholomew. City Clerk Mary King-Bateman. City employees Superintendent Ted Hill, Assistant Superintendent Wes Hill, Library Director Dawn Miller, and Chief Derek Aistrope. Meeting called to order 6:30 p.m.

Visitor's Present-Due to the large number of visitors present a full list of names is available upon request in city hall records attached to September 8, 2021, minutes.

Mayor Switzer reviewed instructions regarding the public meeting process, guidelines, and conduct. Questions were answered concerning this instruction.

Motion to approve the consent agenda by Jackson, second Wirth. All Ayes. Motion carries.

Gean Clapper requested to speak and spoke of the City Council and Mayor terms that are up for election this year and the required forms and filing deadline for those who wish to have their name on the ballot.

Casey Pries requested to speak and discussed concerns regarding transparency and accountability, city processes, public notification procedure, city budget concerns and was interested in the council scheduling a public meeting for a question-and-answer session.

Christina Hankins spoke about annexation procedure concerns.

Marco Floreani with Mills County Economic Foundation spoke to the council a Community Development Block Grant opportunity that uses special funds to bring growth and housing to the area. The grant helps developers with public infrastructure and housing costs without putting a burden on the community. Marco spoke how this type of grant assistance is rare and benefits growth of the community. Marco gave the example of a rough **estimate** for a community adding 40 new houses may generate a possible tax and economic revenue of \$400,00/year. This comes in various ways such as community business sales and staffing, school staffing and tax revenue.

Alexis Fleener talked about new housing infrastructure and that project and infrastructure costs fall on the developers and must meet state and federal requirements. She also discussed details regarding the CDBG grant process.

Motion by Wirth, second Bartholomew to approve CDBG application for 509 Sherman and 624 Center. All Ayes. Motion carries.

Motion by Jackson, second Korver to approve CDBG application for 621 Main. All Ayes. Motion carries.

Dennis James spoke to the council regarding positive aspects to the community and economy by housing growth. He spoke of a Tabor business that the city was unable to voluntarily annex and the estimated loss of revenue to the city. He discussed the problems of a housing shortage. He encouraged the council to make consideration of future annexation as a priority.

Motion to table annexation decisions by Bartholomew, second by Jackson. All Ayes. Motion carries.

Property owner at 402 Waubonsie would like to explore the possibility to connect to city sewer and plans to remodel the existing house to bring it into city code compliance or possibly demolish and rebuild a new house. Motion to review progress and reevaluate repairs or rebuild in 3 months by Korver, second Bartholomew. All Ayes. Motion carries.

Property owner at 609 West has reconnected water service and is in process of repairing the exterior siding. Owner plans to make this a rental unit once code compliance is achieved. Motion to reevaluate repairs compliance in 3 months by Wirth, second Korver. All Ayes. Motion carries.

Property owner at 701 Main Street was present to discuss plans to bring this property into compliance. The owner states the building is in full use. Renovations have been made since owner took possession. The owner argued that the unit is used for storage for her personally and her business and feels that there is no need for a water re-connection since other storage businesses are not individually connected to city water service and the building is not used for human

habitation. Motion to table a decision for one month to consult the city attorney on the use of building for storage and water connection by Bartholomew, second Williams. All Ayes. Motion carries.

Property at 509 Vine. The owner has completed a water connection and has a lawn service scheduled to clean up dirt piles in the yard in one day. Pending plans are to add a new finished deck, removing any junk and repairing the exterior where needed. The owner requested an extension to work on required repairs. Motion to reevaluate progress in 3 months by Korver, second Wirth. All Ayes. Motion carries.

Property at 709 West was sent a nuisance letter. The junk appliance on the porch was cleaned up. A water connection has not been completed since plumbing repairs have not been started in the basement area. A new water meter was installed by the city and the owner needs to provide missing pipes to the meter. Motion to serve notice to owner and tenant by written correspondence that an extension is given to complete repairs required for an active water connection before abatement action is taken by Williams, second Bartholomew. All Ayes. Motion carries.

Motion to table plans for use of city property South and west of the library for library use and soccer club use by Jackson, second Bartholomew. All Ayes. Motion carries.

Motion by Bartholomew, second Wirth to table appointments of Planning and Zoning Board and Board of Adjustment members until a recommendation is made from these Boards. All Ayes. Motion carries.

Jennifer Williams reviewed plans and process for sidewalk compliance. Motion by Williams, second Bartholomew to give homeowners 5 years to repay the special assessment for sidewalk repairs if they chose this option. All Ayes. Motion carries.

The interest rate for the sidewalk bond was discussed. Pending consultation from Dorsey and Whitney recommendation pertaining to the current bond rate. Motion by Williams, second Bartholomew to set interest rate at 1% over the current bond rate. All Ayes. Motion carries.

Motion to approve permit at 300 South St. by Bartholomew, second Jackson. All Ayes. Motion carries.

Motion by Wirth, second Bartholomew to approve the bid for cleaning services with provided insurance certificate provided prior to start services. All Ayes. Motion carries.

Motion by Jackson, second Williams to approve R-6-21-A. A Resolution for library loan agreement. Approval will include modification for library project costs plus remaining balance on loan # 0631. Roll call vote:  
Ayes – Williams, Wirth, Jackson, and Korver, Bartholomew. Nays – None. Motion carries.

Motion by Williams, second Wirth to approve Annual Financial Report FY 20/21. All Ayes. Motion carries.

Motion by Bartholomew, second Korver to apply for the “Freedom Trail” grant. All Ayes. Motion carries.

Motion to adjourn at 8:37 p.m. by Wirth, second by Jackson. All Ayes.

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Mayor James Switzer

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City Clerk, Mary King-Bateman 9/8/2021

RECEIPTS	
General	14,056.25
Road Use	11,768.22
Water/Sewer	30,323.46

Cap Project	73,692.20
Local Option	8,913.97

The following bills were paid	
CLAIMS REPORT	
VENDOR	AMOUNT
ALLIANZ	58.33
AMAZON	757.32
B&T	80.61
MALVERN LEADER	162.24
BHE	197.13
BOMGAARS	227.13
BRI SORENSEN	855.2
CASEY'S	103.18
CHAT	211.46
CBWW	50
COUNSEL	126.78
EMP	484.12
EVANS EQUIP	53.5
IRS	2,321.68
IRS	2,722.10
FNB	470.48
FCLF	1,094.11
GARDEN TREASURES	119.96
GENERAL FIRE	363.16
GSB	4,474.00
HACH	244.04
ILLINOIS LIBRARY ASSN	181.1
IA DNR WATER OPS	210
IPERS	3,049.29
KATHY WILSON	260
LINCOLN LIFE	258.08
MENARDS	365.04
MAE	3,638.02
MODERN WOODMAN	444.26
MSI	900.03
POINTE NET	42.49
USPS	112.32
QMC	635.19
REDITECH	371.25
RICHARDSON REPAIR	400
RICHARDSON SANIT	530
UPS	18.71
US BANK	90.43
WELLMARK	6,837.39

WEX	1,528.75
WINDSTREAM INTERNET	476.5
WINDSTREAM	963.23
Accounts Payable Total	36,488.61
Water refund	30.29
Payroll Checks	15,138.63
REPORT TOTAL	51,657.53