

City of Tipton, Iowa

Meeting: Tipton Special City Council Meeting
Place: Tipton, Iowa 52772
Date/Time: Thursday, December 16, 2021, 12:00 p.m.
Web Page: www.tiptoniowa.org
Posted: Wednesday, December 15, 2021 (Front door of City Hall & City Website)

Iowa Code, Chapter 21, as interpreted, permits public meetings to be held electronically, provided all participants can either hear or see the meeting, and provided the Council and the public can participate. The City of Tipton will be utilizing Go To Meeting to host our council meetings until further notice. Council members and Mayor will be attending from their homes. City staff will be attending either from their homes or City Hall. The Public can attend the meeting on their own computer using the following Go to Meeting link:

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/423437149>

You can also dial in using your phone.
United States (Toll Free): [1 877 309 2073](tel:18773092073)
United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 423-437-149

Mayor:	Bryan Carney		
Council at Large:	Abby Cummins-VanScoy	Council At Large:	Jason Paustian
Council Ward #1	Ron Hembry	Council Ward #2	Mike Helm
Council Ward #3	Tim McNeill	City Attorney:	Lynch Dallas, P.C.
City Manager:	Brian Wagner	Gas Utilities Supt:	Adam Fitch
Finance Director:	Melissa Armstrong	Electric Utilities Supt:	Floyd Taber
City Clerk:	Amy Lenz	Water & Sewer Supt:	Brian Brennan
Dir. Of Public Works:	Steve Nash	Ambulance Svc Dir:	Brad Ratliff
Police Chief:	Lisa DuFour	Economic Dev. Dir.	Linda Beck
Park & Recreation:	Adam Spangler	Library Director:	Denise Smith

- A. Call to Order**
- B. Roll Call**
- C. Agenda Additions/Agenda Approval**
- D. Communications:**

If you wish to address the City Council regarding an issue, whether on the agenda or something not on the agenda, please approach the lectern and give your name and address for the public record before discussing your item. Scheduled communications are allowed to speak up to five minutes. Unscheduled communications are allowed to speak up to three minutes.

- E. New Business**

1. Discussion and Possible Action concerning the grant application for the Downtown Housing District Grant for the building location at 524 Cedar Street

2. Discussion and Possible Action concerning the grant application for the Community Catalyst Grant for the building location at 524 Cedar Street

F. **Adjournment**

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 886-6187 to arrange for accommodations/transportation.

AGENDA ITEM

AGENDA INFORMATION TIPTON CITY COUNCIL COMMUNICATION

DATE:	12/16/2021
AGENDA ITEM:	Downtown Housing Grant and Community Catalyst Grant
ACTION:	Move to Approve, Deny or Table

SYNOPSIS: Request to apply for Downtown Housing Grant for upper story of Rhino's Building and Community Catalyst Grant for first floor of Rhino's Building located at 524 Cedar Street

- Downtown Housing Grant with IEDA has \$20 million dollars this year and is offered to cities under 30,000 people. This is the first year this program is available and there isn't any guarantee this program will be extended next year. Deadline is January 31st
- The Downtown Housing Grant will be used for two apartments on the second floor of the Rhino's building. The grant range amount is \$100,000-\$300,000 for 9 units or less with a 25% match and have two years to complete this project. Was stressed by IEDA personnel it's important for the city to show commitment to this project.
- Commitment to the building: the roof of the Rhino's building must be replaced, and commitment is what IEDA is looking from applicants. If the City were to replace the roof this shows the allegiance the grant judges are looking for. Roof estimates: D.C. Taylor \$29,520.00 and West Branch Roofing \$35,209.00. A 25% match is required for the Downtown Housing Grant. Suggesting the City designate \$100,000 from TIF (if approved by the council and Melissa would need to get additional information from Maggie Burger regarding TIF funds).
- Local Investor Group would like to buy the building from the City for the cost of the roof. Currently, investors would be interested in purchasing the building from the City. The City Attorney would have to draw up a purchase agreement for the City to sell the Rhino's building to this group. If Downtown Housing Grant and Community Catalyst grants aren't awarded to the City the investors could opt out of this agreement, so would the council be okay with owning this building until the next opportunity to redevelop it comes along
- City is working with Dawn Danielson with ECIA on a Brownfield assessment Phase 1 study regarding asbestos and lead paint in the building. I have arranged for Travis Haas with Advanced Environmental Testing and Abatement do an estimate for Asbestos and mold on Wednesday, December 15th (Travis doesn't do lead paint base testing) and Tim Hoff with Fehr Graham to do asbestos, mold, and lead paint. Todd Philpott has signed this agreement for the testing
- Requesting City Attorney draw up a purchase agreement between the City and Todd Philpott, currently owner of the Rhino's Building
- The Community Catalyst Grant is for the first floor of the Rhino's building. This grant amount (if awarded) is \$100,000 and would be used to renovate the first floor into a possible Sports Bar and Grill. Suggesting the City designate \$50,000 from TIF (again if approved by the council and Melissa would need to get additional information from Maggie Burger regarding TIF funds). Pre-

application is due mid-January and if invited by IEDA the City then could apply for the Community Catalyst Grant that is due mid-April

- It's very important to note that if Downtown Housing Grant and or Community Catalyst grants aren't awarded will need to regroup on this project. However, if the Downtown Housing Grant is awarded but the Community Catalyst Grant isn't I request we still move forward and will approach the council again
- This would be an excellent public/private partnership to save this building in Downtown Tipton

BUDGET ITEM:

RESPONSIBLE DEPARTMENT: Economic Development – Linda Beck

MAYOR/COUNCIL ACTION: Approve, deny or table

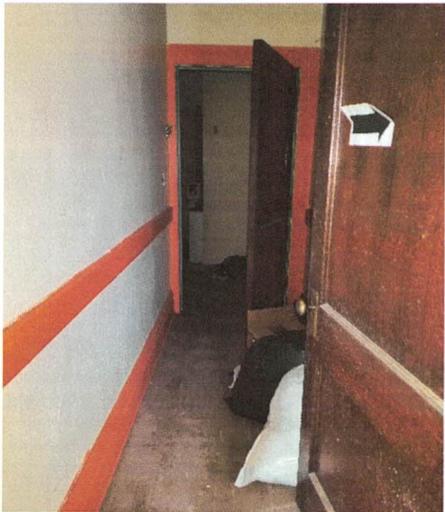
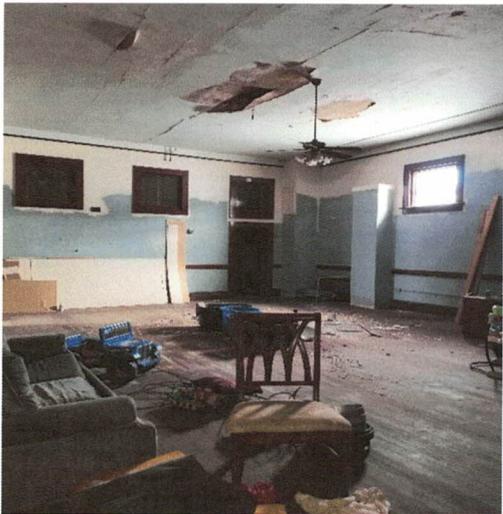
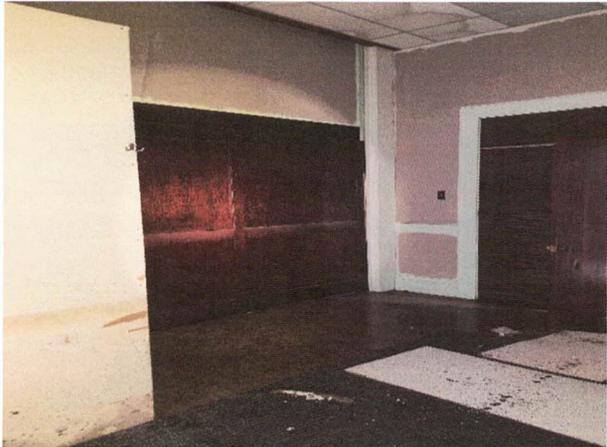
ATTACHMENTS: Pictures, estimates from West Branch Roofing and D.C. Taylor Roofing

PREPARED BY: Linda Beck

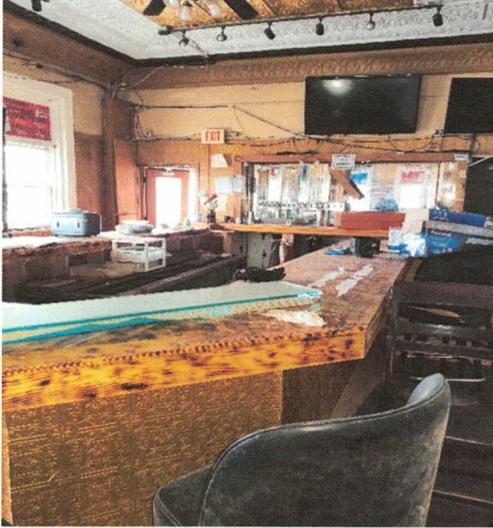
DATE PREPARED: 12/14/2021

Rhino's Building

2nd Floor



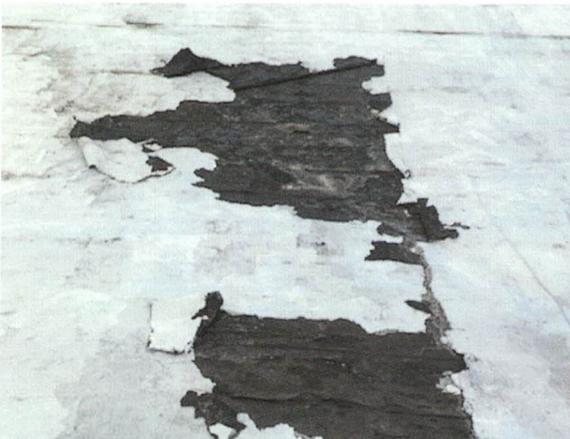
1st Floor



Basement



Roof





WEST BRANCH ROOFING

323 East College Street · P.O. Box 100 · West Branch, IA 52358

Office: (319)643-2435 · Email: westbranchroofing@gmail.com · Fax: (319)643-7253

To: City of Tipton

Subject: Rhino's Building

Date: 11/5/2021

Please review the following budget number for replacing the roof on this property:

- 1) Demo existing bell tile and mortar.
- 2) Install a new wood header and new plywood on the walls.
- 3) Install a layer of 1.5-inch insulation plus tapered sumps.
- 4) Install a 60 mil TPO invisiweld roof system.
- 5) New sheet metal flashings and trim.
- 6) 15-year warranty provided by Firestone.

Budget Number: \$35,209.00

Please note:

*I would recommend installing new drains that are plumbed to existing pipes. It would not be possible to make the existing scuppers watertight. This price includes all roofing related work for new drains, but it does not include the drain or the plumbers.

*Price does not include any flashing related to masonry/siding/patio/door/window flashings.

*Sheet metal quoted as 24 ga. Steel, Standard Kynar Finish/Standard color.

Thank You,
Phil Rushton



Agreement between Owner and Contractor
Construction Contract

D. C. Taylor Co. Proposal # QUO-26833-Y7W6D5-0

This Proposal is effective from 11/29/2021 and will expire if not accepted by 12/29/2021.

OWNER

Owner Attention City of Tipton
Linda Beck
Owner's Representative

Address 407 Lynn St
Tipton IA 52772

CONTRACTOR

Contractor Submitted by D. C. Taylor Co.
Ben Fashimpaur
Authorized D. C. Taylor Co. Representative

Contractor's License # C098072

PROJECT

Project Name Rhino's Grill (City of Tipton)-Tipton-
Main Area Reroof

Project Size 2,400 square feet

Site Address 524 Cedar St
Tipton IA 52772

PRICING

Total Contract Price **\$29,520.00**

Payment Terms **30 Days**

Executed by _____
Owner's Representative

Date _____

Submitted by _____
Authorized D. C. Taylor Co. Representative

D. C. Taylor Co.