

A regular session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, October 17, 2022, in the Council Chambers by Mayor Eberline. Present: Smith, Kuester, Mcdonald, Rasmussen and Lamp. Absent: None. The City of Grundy Center held this regular city council meeting in person and electronically via an online meeting or conference call. Please join the meeting from your computer, tablet, or smartphone. <https://meet.goto.com/508404381> You can also dial in using your phone. United States: +1 (408) 650-3123 Access Code: 508-404-381.

Rasmussen moved and Smith seconded the approval of the meeting agenda with no conflicts of interest. Motion carried five ayes.

Smith moved and Kuester seconded the consent agenda consisting of approval of the minutes of the regular meeting held Monday, October 3, 2022, and work session held Wednesday, October 12, 2022; approval of the September 2022 Treasurers Report; and approval to publish the FY2022 Annual Financial Report and submit to the State of Iowa by December 1, 2022. No further discussion, motion carried five ayes.

September 2022 Expenditures per fund: General: \$88040; Road Use Tax: \$117234; Employee Benefits: \$25996; Local Option Sales Tax: \$32368; Community Betterment Fund: \$13; Library Gift Trust: \$1909; Tree Gift Trust: \$6992; Economic Development Gift Trust: \$250; Continuing Projects Fund: \$10484; Water Fund: \$48059; Sanitary Sewer Fund: \$19874; Sanitary Sewer Reserves Fund: \$17105; Sanitation Fund: \$38223; Ambulance Fund: \$51719; Storm Sewer Fund: \$881; Total: \$359147.

September 2022 Revenues per fund: General: \$136032; Road Use Tax: \$43849; Employee Benefits Fund: \$31196; Emergency Fund: \$2248; Local Option Sales Tax: \$32368; TIF Fund: \$9606; Community Betterment Fund: \$16184; Equipment Reserve PW Fund: \$21681; Fire Equipment Reserve: \$1706; Library Gift Trust: \$3981; Economic Development Fund: \$250; Debt Service Fund: \$20035; Water Fund: \$55800; Sanitary Sewer Fund: \$42603; Sewer Sinking fund: \$17105; Sanitation Fund: \$32132; Ambulance Fund: \$60910; Storm Sewer: \$4219; Total: \$531903.

Kuester moved and Mcdonald seconded action to open a public hearing at 6:32pm on proposed for the Public Hearing for the CDBG Application to develop a comprehensive neighborhood revitalization plan. Public in attendance: Nick Baur, The Register editor; Lindsey Freese, Library Director; and Lucas Baldoni, American Farm Equipment. Isaiah Corbin, INRCOG, presented the following information:

- This project was identified as a result of a needs assessment, City Council work sessions, and was discussed at Grundy Center City Council meetings.
- Low and Moderate Income (LMI) Needs were identified through a local income survey, conducted in October 2022. Said LMI percentage is expected to be greater than 51 percent of persons in the identified neighborhood.

Nature of Proposed Activities:

- Prepare an action plan for targeted neighborhood revitalization/redevelopment. The project must target a LMI Neighborhood and address several inter-related but distinct activities including owner or tenant occupied single family housing rehabilitation, commercial building facades, parks and open-space, sidewalks and trails, storm water and drainage improvements, community facilities, water and sewer upgrades, curb and gutter/street repair, demolition, and clearance, and/or streetscape improvements. The neighborhood will include south of G Avenue from 2nd Street west to Frost Street; south on Frost to south side H Avenue west to east side of 7th Street; south on 7th Street to M Avenue; east to 6th Street; south to Hyde Avenue and east to 4th Street; north on 4th Street to M Avenue to 5th Street; north to K Avenue; west to 6th Street; north to j Avenue; west to 3rd Street; 3rd Street to north side of I Avenue back east to 2nd Street; and back north to G Avenue.
- Funding sources:

	<u>Estimated Budget</u>
CDBG Planning	\$ 23,000
CDBG (Administration)	\$ 2,000
Local Match	<u>\$ 3,750</u>
Total Est. Cost of the Project	\$ 28,750

- Total requested amount of CDBG federal funds: \$25,000.
 - Estimated portion of federal funds that will benefit persons of low and moderate income will be determined following the completion of the income survey.
 - The City will provide \$3,750 as local match to the project.
- This project allows for new and expanded service to the low-and moderate-income families in the neighborhood, including senior citizens and persons with fixed incomes.
 - Planning would begin in January 2023. Project is estimated to be completed by August 2023. No one is expected to be displaced by the CDBG activities. If there were anyone being displaced the city would follow the HUD Relocation and Displacement Policy.
 - Project application will be submitted on or before November 1, 2022.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT OF LOW- AND MODERATE-INCOME PERSONS

1. Sanitary Sewer Improvements. Repairs to underground sanitary sewer mains and lining of sewer mains to eliminate inflow and infiltration in the project area.
2. Housing Rehabilitation. With a high percentage of low-to-moderate income residents within the community the City feels a need to encourage and help residents with improvements to their homes. Needed improvements include exterior maintenance needs, energy efficiency improvements, and accessibility enhancements. Upper Story Housing project at Frederick Lofts opened apartments and addition of a Homes for Iowa house added more housing for LMI qualified residents. Available housing lots. Prairie Ridge Housing Addition Phase 2 will several housing options for LMI qualified individuals.
3. Develop of Additional Child Care Options. Maroon & White, Inc. has partnered with the City and the school district to create the Kids' Campus to add child care options for children from birth through 10 years of age.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS OF NON-LMI RESIDENTS

1. Rehabilitation of Belpre Park. As part of a desire to see reinvestment in Belpre Park, the City would like to see the restoration of the park bathroom, shelter house and access points of the park. The City would like to see handicap accessible sidewalk installations around the entire park.
2. Development of new Housing. Prairie Ridge Housing Addition adds 60 housing lots which will be for non-LMI and LMI residents.
3. Additional Child Care Options. Kids' Campus will assist both non-LMI and LMI individuals.

PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS HOUSING AND COMMUNITY NEEDS

1. Sanitary Sewer Improvements. Apply for CDBG funds to match with funds provided to line critical mains to reduce I/I in the sanitary sewer system.
2. Housing Rehabilitation. Apply for funds to assist low-to-moderate income families who own their homes with rehabilitation efforts.
3. Belpre Park Upgrade. Apply for funds to assist with installation of handicap accessible sidewalks, upgrade bathroom, and upgrade shelter house with electrical and plumbing options, create pickleball courts on previous tennis courts.
4. Curb/Gutter and Sidewalk Rehabilitation. Apply for funds to assist with curb, gutter and sidewalk rehabilitation in project area for neighborhood to become more walking friendly.

Date and location of assessment: October 17, 2022, Grundy Center City Council Chambers. There were no objections to the project. No further comments were made, Rasmussen moved and Lamp seconded action to close the public hearing at 7:01pm, motion carried five ayes.

Smith moved and Lamp seconded action on Resolution 2022-64, a resolution authorizing a community development block grant application for a Neighborhood Revitalization Project, Phase 1. No further discussion, motion carried five ayes.

Kuester moved and McDonald seconded action on Resolution 2022-65, a resolution authorizing Mayor Eberline to sign a memorandum of understanding with INRCOG to administer a community development contract with IEDA. No further discussion, motion carried five ayes.

Rasmussen moved and Smith seconded action on Resolution 2022-66, a resolution granting the IEDA certain financial assurances in conjunction with the Neighborhood Revitalization Project. No further discussion, motion carried five ayes.

Kuester moved and Rasmussen seconded action on Resolution 2022-67, a resolution to award a BIG Grant to Taylor Appel, Appel Services, 103 5th Street, for \$7836 for garage door and spray insulation project. No further discussion, motion carried five ayes.

Lamp moved and Rasmussen seconded action on the Second Reading of Ordinance 565, an ordinance to amending Chapter 74 – Golf Carts for the registration requirements, rules of operations and fines for violations. Rasmussen commented on receiving a couple complaints about needing a rear-view mirror for a two seat golf cart. No further comments, motion carried five ayes.

Smith moved and Lamp seconded action on the Second Reading of Ordinance 566, an ordinance amending Chapter 29 – Community Building Board to change number of members from seven down to five. No discussion, motion carried five ayes.

Mayor Eberline opened the discussion with Lindsey Freese, Library Director, on changes to the library book fines policy. Freese mentioned the Library Board has agreed to a Kling Memorial Library Fine Free in 2023 campaign. Freese expressed going fine free may increase the equity of service; build public relations and increase library usage by the underserved residents. Beginning January 1, 2023, Kling Memorial Library will not assess book fines for late returns. This will not change the policy for any unreturned/damaged items which will continue to be charged to the last user. No formal action needed.

Mayor Eberline introduced the discussion on Ordinance 568- Chapter 75 concerning the operation of all-terrain vehicles (ATV) and off-road utility vehicles (UTV). Clerk Sawyer review the ordinance written by City Attorney. Modifications include hours of operation; use and operation of ATV/UTV within the City limits which will be allowed by all persons over sixteen (16) years of age with seat belts or safety harness; and fines. Rasmussen moved and Smith seconded action to proceed with publishing to a public hearing for November 7, 2022, for Ordinance 568. No further discussion, motion carried five ayes.

Mayor Eberline opened the public forum at 7:24pm. No public comments or discussion, public forum closed at 7:25pm.

Finance Committee/ Clerk commented on health insurance renewal update and meeting with Greenbelt Bank this week.

Public Safety Committee made no comments.

Public Works Committee commented water project progress meeting; bathrooms at parks and sports complex are winterized and closed; flushing hydrants this week; and tennis courts are completed.

Smith moved and Rasmussen seconded adjournment of the meeting at 8:05 pm. Motion carried five ayes. Next meeting will be Monday, October 17, 2022, at 6:30pm.

Attest: Kristy Sawyer, City Clerk

Dr. Paul Eberline, Mayor