

STATEMENT OF COUNCIL PROCEEDINGS

August 9, 2021

The City Council of the City of Anamosa met in Regular Session August 9, 2021 at the Anamosa Library and Learning Center and via Zoom at 6:00 p.m. with Mayor Rod Smith presiding. The following Council Members were present: John Machart, Rich Crump, Jeff Stout, Kay Smith, Alan Zumbach, and Galen Capron. Absent: none. Also present were Beth Brincks, City Administrator/Clerk; Penny Lode, Deputy Treasurer; Rebecca Vernon, Library Director and Jeremiah Hoyt, Police Chief. Iowa Code Chapter 21, as interpreted, permits public meetings to be held electronically.

Mayor Rod Smith called the meeting to order at 6:00 p.m. Roll call was taken with a quorum present.

Pledge of Allegiance.

Motion by Crump, second by Zumbach to approve the agenda. Ayes: all. Nays: none. Motion carried.

Motion by Smith, second by Stout to approve the minutes of the July 26, 2021 Regular City Council meeting. Ayes: all. Nays: none. Motion carried.

The Mayor opened the public hearing on an application for Community Development Block Grant (CDBG) funds for owner-occupied housing sustainability and to gather public input for a Community Development and housing needs assessment at 6:03pm.

Tracey Achenbach, ECICOG, reviewed the proposed CDBG Housing Sustainability application activities for the city of Anamosa. How the need for the proposed activity or project was identified. The City of Anamosa has determined that housing rehabilitation funding assistance would be greatly beneficial in implementing its goal of maintaining a safe, livable, and affordable housing stock within the city. The City's previous East Central Iowa Housing Trust Fund application to assist low-to-moderate income owners with sidewalk improvements, the City's \$20,000 contribution toward down payment for a low-to-moderate income homebuyer, and the City's ongoing CDBG Downtown Revitalization program demonstrates that the City places a great deal of emphasis on making improvements to the community and recognizes the impact housing improvements has on neighborhoods. How the proposed activity or project will be funded and the source of the funds. The owner-occupied housing rehabilitation project will be funded with \$207,495 in federal funds. The date the Housing Fund application will be submitted. The application will be submitted online no later than August 20, 2021, at 5:00 pm. Amount of federal funds to be requested. The amount of federal funds to be requested is \$207,495. Estimated portion of federal funds that will benefit persons of low and moderate income. One hundred percent of the funds will benefit households with incomes at or below 80 percent of the area's median income level. Where the proposed activity or project will be.

The proposed activity will be located within the city limits of City of Anamosa and outside of the 1% Annual Chance Floodplain (100-year floodplain). Plans to minimize displacement of persons and businesses as a result of funded activities or projects. Due to the lead hazard reduction activities required as a part of this program, homeowners may be temporarily relocated from their homes as part of the project. Because the project is an exterior improvements rehabilitation project, and the only interior work to be done will be lead hazard reduction activity, displacement is not anticipated to occur often. If it does, a portion of the

grant has been dedicated to cover the costs associated with temporary displacement. The amount will be allocated as necessary for each rehabilitation project. Plans to assist persons actually displaced. Those owner-occupants who are required to be temporarily relocated will be asked to find housing that is Lead Safe in which to be relocated until the rehabilitated home has passed clearance testing. The City will pay up to three days of relocation expenses and reimburse the rest of the funds once the full amount of days out of the project home is known. If the homeowner is to enter the home during a period of relocation activity, funds will not be awarded or reimbursed. The nature of the proposed activity or project. This project will provide for the exterior rehabilitation of five owner-occupied homes and the voluntary relocation of these participants within city limits. Exterior improvements will be completed, and any lead hazards identified in the interior of the home will also be addressed. Rehabilitation activities include, but are not limited to, siding, gutters, roofing, windows, and activities related to lead hazard reduction. Eligible households must meet the State of Iowa's Housing Fund income guidelines. The home to be rehabilitated must be the occupant's principal residence and be located outside of the 100-year floodplain, and property insurance on the home is required. Maximum federal dollars to be spent per home for rehabilitation costs is \$24,999 plus an average of \$6,000 per house for lead hazard reduction activities. The federal funds utilized for rehabilitation will be secured by five-year forgivable loans.

Achenbach then requested comment from the elected officials and the general public on the Community Development and Housing Needs Assessment. She requested input on the needs of low-to-moderate income persons. The first need identified was for the rehabilitation of existing housing in the community. In particular, for those homeowners in the community with lower income in need of assistance to make their homes more safe and energy efficient. Other items identified were lack of opportunity to purchase a home for low-to-moderate income buyers, and the need to continue to provide a building for senior activities, which includes senior dining. Achenbach then requested input on other community development needs in the community, and the needs identified were to increase new home construction while improving the existing housing, to improve the walkability in all parts of the community by making sidewalk improvements or installing where none exist, and to encourage further improvements to downtown buildings. Achenbach then requested input on planned or potential activities to address housing and community needs. The City of Anamosa is currently applying for CDBG funds to assist lower income homeowners with rehabilitation, and the City hopes to continue to encourage future new housing for low-to-moderate income buyers, and the City Council plans to expand its downtown revitalization program to include additional properties.

There were no submitted written comments, and with no further public comments or questions. Motion by Crump to close the public hearing, second by Machart. Ayes: all. Nays: none. Motion carried. Hearing closed at 6:25 p.m.

Motion by Crump, second by Smith to approve Resolution 2021-48 to approve the award of the CDBG grant technical services contract upon notification of CDBG grant award. Roll vote. Ayes: Crump, Capron, Stout, Smith, Machart, and Zumbach. Nays: none. Motion carried.

Motion by Crump, second by Zumbach to approve owner-occupied exterior improvements rehabilitation administrative plan for CDBG program year 2021. Ayes: all. Nays: none. Motion carried.

Motion by Smith, second by Crump to approve Resolution 2021-49 to approve submission of the 2021 housing sustainability CDBG grant application and associated documents.. Roll vote. Ayes: Crump, Smith, Machart, Zumbach, Stout and Capron. Nays: none. Motion carried.

Motion by Crump, second by Zumbach to authorize Mayor sign HUD disclosure form 2880 for the CDBG application. Ayes: all. Nays: none. Motion carried.

Motion by Zumbach, second by Crump to authorize Mayor sign federal assurances signature page for the CDBG grant application. Ayes: all. Nays: none. Motion carried.

Motion by Crump, second by Smith to approve Second Reading of an Ordinance providing for the division of taxes levied on taxable property in the July, 2021 addition to the Anamosa Corridor Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. Roll Vote. Ayes: Zumbach, Stout, Capron, Crump, Smith and Machart. Nays: None. Motion carried.

Motion by Stout, second by Zumbach to approve Final Reading and Adoption of Ordinance 948 amending Section 95.06 of the Code of Ordinances of the City of Anamosa, Iowa, and adding Section 90.10(3) to require annexation as a condition for connection to the City's sanitary sewer service and waterworks system. Roll vote. Ayes: Stout, Capron, Crump, Smith, Machart and Zumbach. Nays: none. Motion carried.

Jeremy Kaemmer, HR Green addressed the Council with a status update of the Sycamore Street project. Kaemmer specifically answered questions regarding the grade of the driveways and runoff as well as the retaining wall on the north side.

Dan Frank, Fire Chief addressed the Council regarding a change order request to change the exterior color of the fire station's new addition and current building. Discussion followed. Motion by Stout, second by Crump to choose one color that most closely matches the existing building for the new addition including the trim. Ayes: all. Nays: none.

Dan Frank, Fire Chief addressed the Council regarding a street closure request to hold an event for the Fire Department. Motion by Crump, second by Zumbach to approve the request. Ayes: all. Nays: none.

Motion by Capron, second by Machart to approve Resolution 2021-50 approving and authorizing the placement of funds in various depositories. Roll vote. Ayes: Crump, Smith, Machart, Zumbach and Capron. Nays: none. Abstain: Stout. Motion carried.

Motion by Smith, second by Stout to approve pay request #2 for the Downtown Façade Project in the amount of \$178,142.86 to Tricon General Construction. Ayes: all. Nays: none. Motion carried.

Motion by Zumbach, second by Crump to approve June Treasurer's report. Ayes: all. Nays: none. Motion carried.

Motion by Smith, second by Crump to approve current bills. Ayes: all. Nays: none. Motion carried.

Beth Brincks, City Administrator/City Clerk presented her City Administrator's report.

Mayor and Council Reports: The Mayor stated that he received many positive comments from RAGBRAI participants. Zumbach was very pleased with the work the City employees performed to get the City ready for the event. No other council reports.

There were no Public comments for items not on the agenda.

Motion by Machart, second by Crump to adjourn. Ayes: all. Nays: none. Motion Carried. Meeting adjourned at 7:23 pm.

Rod Smith, Mayor

ATTEST:

Penny K. Lode, Deputy City Treasurer