

CITY OF SIGOURNEY, IOWA
REGULAR COUNCIL MEETING
WEDNESDAY, NOVEMBER 19, 1986

The Sigourney City Council met in regular session in the Council Chambers of the Memorial Hall on Wednesday, November 19, 1986 at 7:30 o'clock p.m., as posted. Mayor Deitrich presided at the meeting with the following Councilmen answering roll call: Clawson, Park, H. Seip, J. Seip, and Butler. Kerr was absent at the time of roll call, but arrived at 7:34 p.m. City Attorney Mike Neary arrived at 7:45 p.m.

Also present were Jerry Long, P.E. with French-Reneker-Associates; Dale D. Kraus, RC&D Coordinator with The Pathfinders Resource Conservation and Development Area; Barb Drake, writer for The Ottumwa Courier; Mike Jaeger, representing The Oskaloosa Herald; Lyle Van Fleet, Phil Shaver, Carol Weidner, Dick Weidner, Jerry Schazman, Floyd Needham, and five other men stepped into the room for the bid opening at 8:00 p.m. (Ray Snakenberg, Howard Burch, and three others.)

Councilman J. Seip moved, seconded by Councilman Park, that the minutes of the meeting of November 5, 1986, be approved as submitted. Upon the roll being called, the following voted: Ayes: Clawson, Park, H. Seip, J. Seip, and Butler. Nays: None (Kerr had not yet arrived.)

The October financial reports of the City Clerk and City Treasurer were before the Mayor and Council.

Councilman Clawson moved, seconded by Councilman H. Seip, that the Application of Kind's Jack & Jill for a Class E Liquor License be approved. Upon the roll being called, the following voted: Ayes: Clawson, Kerr, Park, H. Seip, J. Seip, and Butler. Nays: None

Councilman Butler moved, seconded by Councilman Clawson, that the Application of W. C. and Lee A. Conner for a Class E Liquor License be approved. Upon the roll being called, the following voted: Ayes: Clawson, Kerr, Park, H. Seip, J. Seip, and Butler. Nays: None

The Mayor and Council informally discussed several items instead of recessing until the scheduled 8:00 p.m. bid letting, such as setting the date of Saturday, December 6, 1986 at 7:00 p.m. at the Town House for the annual Christmas party; discussing replacing the garbage truck and utilizing the old one; cleanup items to be completed at the sewer treatment plant.

At 8:00 p.m. the Mayor declared the meeting open for the public hearing and letting on the proposed drawings, specifications, form of contract, and estimated cost for proposed Waterworks Improvements - Louis Rich Rural Water EDA #05-01-02224 for the City of Sigourney, Iowa, and the taking of bids therefor, and asked if anyone wished to be heard. There being no comments, the Mayor asked if there were any written objections. There was one written objection filed by Roger Fritch and Linda Fritch, which the Mayor read in full, and the Clerk instructed to record such objection. The same is attached hereto and by this reference made a part of these minutes, the same as if set out at length herein.

Councilman H. Seip moved, seconded by Councilman Clawson, to adopt the Plans and Specifications now on file for the Proposed Waterworks Improvements - Louis Rich Rural Water, EDA #05-01-02224, and to proceed with the opening of the bids therefor. Upon the roll being called the following voted: Ayes: Clawson, Kerr, Park, H. Seip, J. Seip, and Butler. Nays: None

The bids were opened by the Mayor and City Attorney and the total amounts bid were not revealed until the City Attorney reviewed and accepted each respective bid bond. The overall total bid tabulation was as follows:

Morris & Co., Inc., Marion, IA.....	\$ 106,696.00
Langman Construction, Rock Island, IL..	140,410.70
Sammons Const., Keokuk, IA.....	211,007.60
Jim Hennigar, Fort Madison, IA.....	165,007.00
Brandt Const. Co., Milan, IL.....	159,035.10
Van Hauen-Keller, West Des Moines, IA..	157,876.00
Weidner Excavating, Marshalltown, IA...	128,829.00
Snakenberg Excavating, Sigourney, IA..	136,334.00

The bid of Sapp Excavating, Columbus, MO. was rejected because the bid bond was not acceptable. This hearing adjourned.

At 8:30 o'clock p.m. Mayor Deitrich declared the public hearing open on the use of potential Community Development Block Grant (CDBG) funds for 1987. Minutes thereof are attached hereto and by this reference made a part hereof, the same as if set out at length herein.

At 8:50 p.m. the hearing adjourned and the Mayor introduced Dale D. Kraus, RC&D Coordinator with The Pathfinders Resource Conservation and Development Area, who will be assisting the City in preparing the application for said 1987 CDBG grant.

Although there were no objectors, either written or oral, to the use of potential CDBG funds, City Attorney Neary informed the group that he had been contacted by Robert Hanlon, who indicated he was in favor of the contemplated improvements, but he would desire that access past his home to the present West sewer treatment facility be changed.

Councilman Kerr moved to approve the Community Development and Housing Needs Assessment for the City of Sigourney, attached hereto and by this reference made a part hereof, the same as if set out at length herein. The motion was seconded by Councilman J. Seip, and upon the roll being called, the following voted: Ayes: Clawson, Kerr, Park, H. Seip, J. Seip, and Butler. Nays: None

The Mayor and Council discussed the feasibility of negotiating competitive engineering on this project. Without any voting action, it was the consensus of the group that since project, Phase II Sewer, would actually be an extension of Phase I Sewer, that the same engineering firm should continue with this work.

Jerry Long, P.E., appeared before the Mayor and Council again at 9:10 p.m. and announced that no mistakes were made on the bids and that the low bid could be accepted.

Councilman H. Seip moved, seconded by Councilman Clawson, that the bid of Morris & Co., in the amount of \$106,696.00, for the proposed Waterworks Improvements Phase I - Louis Rich Rural Water EDA #05-01-02224 for the City of Sigourney, be accepted, subject to approval of EDA, and that the Mayor be authorized to sign the Notice of Award and to sign the Agreement therefor, subject to approval of the City Attorney and the Engineers. Upon the roll being called, the following voted: Ayes: Clawson, Kerr, Park, H. Seip, J. Seip, and Butler. Nays: None

The meeting adjourned at 9:22 p.m.

Attest:


City Clerk


Mayor

HEARING AND LETTING
FOR PROPOSED WATERWORKS
IMPROVEMENTS - LOUIS
RICH, RURAL WATER EDA
#05-01-02224 FOR THE
CITY OF SIGOURNEY, IA.

OBJECTIONS

COMES NOW Roger and Linda Fritchen and do hereby formally object to the above named project for the following reasons and grounds:

1. That the digging, trenching and grading of the area of the right of way in front of my house along with the placement of equipment to do such work will create an extremely dangerous situation for any persons attempting to enter said highway from my driveway. The ability to observe traffic from the driveway is difficult under the best of situations and this is one of the reasons we keep the bank mowed so as to aid the ability to observe traffic on the highway by any persons attempting to enter onto the highway from our driveway. We are concerned about the safety of any persons who might use that driveway during the period of construction. We feel that as an alternate route the water line could be placed where the present existing line is placed at this time (across the highway) to avoid some of the hazards we are concerned about.
2. We object to the proposed placement of the water line for the reason that the drawings located at the DOT office vary with the drawings given to bidders as far as where the water line is to be placed along our property. The DOT map indicating the placement of the line 11 foot from the curb, with the bid map indicating the placement along the edge of the curb or pavement.
3. We object to the placement of the line next to our property line for the reason that the same would require the digging up of the roots of trees located on our land close to the property line. That we believe said act would damage and/or kill our trees which have been there for over fifty years.
4. We further object for the reason that the drawings call for the placement of the line between the ISU gas line and our property line. This is an impossibility in some areas due to the fact that the gas line is so close to our property line that no additional lines could be placed between the gas line and our property. We further object to said placement for the reason that such a placement would force the contractor to lay the water line on our property or at the very least cause the contractor to do damage to our fence in attempting the installation of the water line.

5. We further object to the proposed drawings and specifications for the reason that only one driveway within the city limits is being bored, that of a council member, with all other driveways being dug up and trenched acrossed. This procedure will cause such driveways, including ours, to be damaged and with the considerable time and effort to restore to its present condition due to settling, etc. Further the tearing up of our drive, as well as others, will cause the inability to use the drive at various times and could cause damage to any vehicles using such drives.
6. We further object for the reason that the placement of the line as proposed along our property will require the contractor to encroach or trespass upon our property.
7. We further object for the reason that the drawings and specifications fail to provide hookups to the objectors' property.

Dated this 19th day of November, 1986.

Roger J. Fritchen
Roger Fritchen

Linda Fritchen
Linda Fritchen

COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT

CITY OF SIGOURNEY

Federal law now requires each CDBG applicant to "identify its community development and housing needs, including the needs of low and moderate income persons, and the activities to be undertaken to meet such needs."

There are as yet no federal guidelines for this process. Iowa Department of Economic Development has determined that the following procedure would be sufficient:

At a City Council meeting, public hearing or similar public meeting, or during a community planning process, the following items should be discussed and written down:

1. Major housing and community development needs of the low and moderate income residents of your community.
2. Other major housing and community development needs in your community (affecting the whole community, or persons who are not low-and-moderate income).
3. Planned or potential activities to address the needs in 1 and 2 above.

The above items were discussed at a public meeting held on November 19, 1986 at Sigourney City Hall.

Peggy Klein Schmidt
Clerk

COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT
SIGOURNEY

Identification of community development and housing needs, including the needs of low and moderate income persons, and the activities to be undertaken to meet such needs.

I. MAJOR HOUSING AND COMMUNITY DEVELOPMENT NEEDS OF THE LOW AND MODERATE INCOME RESIDENTS OF SIGOURNEY.

1. Improvement of Sewer System
2. Attract New Industry/Jobs
3. Upgrade Water System
4. Make Street Improvements
5. Provide Housing

II. OTHER MAJOR HOUSING AND COMMUNITY DEVELOPMENT NEEDS (AFFECTING THE WHOLE COMMUNITY, OR PERSONS WHO ARE NOT LOW AND MODERATE INCOME).

1. Revitalize Retail Outlets
2. Improve Agricultural Economy
3. Reverse Outmigration of Population
4. Provide New Community Center/City Hall
5. Make Park and Recreation Improvements
6. Improve Airport

III. PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS THE NEEDS ADDRESSED
IN ITEMS I AND II ABOVE.

1. CDBG Application for Sewer System Improvements
2. UDAG Application for assistance
3. FmHA Application for assistance
4. Industrial Recruitment/Economic Development
(CDBG Set Aside Program)
5. Tax Incentives for New Industries
6. Bond Issues

The Community Development Housing Needs Assessment for the City of Sigourney prepared on November 2, 1984 was read and reviewed. It was determined to be valid and currently reflects the needs and potential within the City of Sigourney.

This assessment was adopted at a Sigourney City Council meeting held on November 19, 1986.


(signature)


(title)


(date)

RESOLUTION 12-3-86

BE IT RESOLVED that the City of Sigourney, IA will submit an application to the Iowa 1987 Community Development Block Grant Program to improve the west sewer facility and to correct the sewer problems now existing within the City of Sigourney.

BE IT FURTHER RESOLVED that the City of Sigourney hereby commits funds in the amount of \$330,000.00, with the source thereof being revenue bonds.

Amended
12-17-86 to
\$190,000

Mayor

ATTEST:

City Clerk

CITY OF SIGOURNEY, IOWA
REGULAR COUNCIL MEETING
WEDNESDAY, NOVEMBER 19, 1986
MINUTES OF PUBLIC HEARING ON 1987 CDBG APPLICATION

A public meeting on the use of potential Community Development Block Grant (CDBG) funds for 1987 was called to order on November 19, 1986 by Mayor Deitrich at the City Council Chambers in the Memorial Hall at 8:30 P.M.

In opening remarks, Mayor Deitrich stated the purpose of the CDBG program. He also stated that the purpose of the meeting was to hear comments from the public regarding the City's intent on applying for CDBG funds. He stated that the City is considering applying for funds to construct a sewer project.

The following persons were present besides Mayor William Deitrich: Councilman Gene W. Butler, Councilman Daniel Joe Clawson, Councilman Ron Kerr, Councilman Tom Park, Councilman H. Seip, Councilman J. Seip, City Attorney H. Michael Neary, City Clerk Peggy Kleinschmidt, Dale D. Kraus, RC&D Coordinator with The Pathfinders Resource Conservation and Development Area, Barb Drake, correspondent for The Ottumwa Courier, and Mike Jaeger, representing The Oskaloosa Herald.

Mayor Deitrich proceeded to ask for other suggested local needs or potential projects to utilize CDBG funds. It was the concensus of those in attendance that while all the needs identified in the Community Development and Housing Needs Assessment were valid, the sewer project should be given first priority of CDBG application.

Mayor Deitrich stated that based on the estimate presented by French Reneker & Associates concerning the sewer project, the approximate cost would be \$500,000, plus administration expenses, with \$300,000 of this amount being applied for through CDBG program. He also stated that approximately 1748 persons, or 75% of the population of the City, fall below the established low and moderate income levels. Thus \$225,000 of CDBG funds would benefit low and moderate income persons.

It was also stated that this project, through the use of CDBG funds, will not result in the displacement of any person or businesses.

Mayor Deitrich stated that the public shall have access to any of the applicant's records concerning the CDBG program and this application. These records will be available at the City Clerk's office. Citizens are encouraged to remain actively involved in this program.

There being no other suggestions for use of funds in the 1987 program, Mayor Deitrich asked for a show of support for the sewer project. All indicated support for the project; none opposed the project.

The hearing adjourned at 8:50 p.m.


William Deitrich, Mayor

Attest: 
Peggy Kleinschmidt, City Clerk