

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR COUNCIL MEETING OF
NOVEMBER 20, 1991

The Sigourney City Council met in regular session in the Council Chambers of the Memorial Hall on Wednesday, November 20, 1991, at 7:30 o'clock P.M., as posted, with Mayor Park presiding and the following Councilpersons answering roll call: Van Fleet, H. Seip, Butler, Welter, and Wells. Absent: J. Seip. Others present were Don Gilliland, Sharon Miller, Ken Chaney, Blake Gosnell, Mark Witmer, Jerry Wohler, and the City Clerk.

Councilperson H. Seip moved, seconded by Councilperson Van Fleet, that the agenda be approved as posted. Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, and Wells. Nays: None. The motion was approved.

Councilperson H. Seip moved, seconded by Councilperson Van Fleet, that the minutes of the meeting of November 6, 1991 be approved as corrected. Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, and Wells. Nays: None. The motion was approved.

The Mayor explained that it has become known that a CDBG grant is available up to the amount of \$323,000, with no matching funds, for housing rehabilitation (at least 12 units) \$180,000, acquisition (2 units) \$29,000, relocation (2 units) \$45,000, demolition (2 units) \$8,000, demolition of vacant units (4 units) \$40,000, Administration \$21,000, and a survey indicated the northeast area of the City should be undertaken during the eighteen month project time period. The objectives are:

- * Provide assistance to low income and elderly persons who are financially unable to provide a residential living environment meeting minimum standards.
- * Conserve existing housing resources.
- * Aid in the prevention of slums and blight.
- * Remove health, safety and fire hazards.
- * Stimulate re-development and in-filling.
- * Ensure continued vitality of the City's tax base.
- * Eliminate vacant, dilapidated structures that allow access to children and pose serious fire hazards to neighboring properties.

Activity #1: Rehabilitate at least twelve substandard owner occupied single family housing units.

The Program proposes to aid low income owner occupants with financial assistance in the form of forgivable loans. The proposed maximum rehabilitation loan is \$15,000 per unit. The loans would be forgiven at a rate of 20% annually. In instances where the rehabilitation costs exceed the \$15,000 limit the City will assist homeowners in their efforts to obtain additional financing from other sources such as FmHA or local banks. Additional CDBG, if required, can be provided as a re-payable loan structured to meet the applicants' need. The Mayor further indicated that all of these matters had been discussed at a town meeting last night.

Councilperson Welter introduced the following Resolution Authorizing Submission of Community Development Block Grant Application for Housing Rehabilitation:

WHEREAS, the City Council of the City of Sigourney has determined that housing rehabilitation is needed to preserve existing housing stock, remove vacant dilapidated structures and stabilize tax base, and

WHEREAS, the City Council of Sigourney, Iowa is eligible to make application for Community Development Block Grant Funds from the State of Iowa Department of Economic Development.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF SIGOURNEY, IOWA:

That the Mayor be authorized to sign and submit said Community Development Block Grant Application assurances contained in said Community Development Block Grant application.

The motion to adopt said Resolution was seconded by Councilperson Van Fleet. Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, Wells. Nays: None. The Resolution was adopted.

Councilperson Wells moved, seconded by Councilperson Van Fleet, that 5:30 o'clock P.M., Monday, December 2, 1991 at the Council Chambers in the Memorial Hall, be set as the time and place for the official public hearing on the filing of the application for the CDBG for housing rehabilitation and improvements to the Sigourney Public Library. Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, and Wells. Nays: None. The motion was approved.

Restricted Residential District Ordinance was on the agenda because realtor Jerry Wohler had inquired about waiving the Ordinance for one specific parcel of ground where a facility might be built (across from Randy Dobbins' present garage, in that he is considering a new off-the-street garage if it would be legal.) The Mayor said all of the cottage industries in the City are vital to the City, but he would not think it would be wise for the City Council to approve a commercial building in a restricted residential district unless the Planning and Zoning Commission should act upon a special request. Mr. Wohler will supply the legal description of the lot in question. Councilperson Van Fleet moved, seconded by Councilperson Butler, that the matter of the considered commercial building in a restricted residential district be referred to the Planning and Zoning Commission. Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, and Wells. Nays: None. The motion was approved.

Don Gilliland, Supervisor of Sanitation and Streets, appeared before the Council at the Mayor's request. Garbage truck number one has over 103,000 road miles. He has learned that a new Ford garbage truck is available for \$53,000 under lease-purchase. The Mayor suggested that if the Sanitation rates were raised \$2.00 per month, to \$5.00 per month, that the garbage truck could be replaced by lease-purchase, and he asked the Council's permission to draw up an Ordinance for such a rate increase. ~~Councilperson Van Fleet~~ ^{NAME CAR} asked if the City was moving too fast in replacing all of the worn out equipment. Councilperson Welter said all options ought to be explored before a random rate increase is implemented to replace the garbage truck, when we still need to force people to voluntarily recycle and need to address the situation with the yard waste problem. After a general discussion it was felt that it would be more feasible to address the overall sanitation question because it might be more prudent to look for an outside contractor and it might even result in the City going out of the Sanitation business. The Mayor asked for volunteers to serve on a Study Committee to review all avenues. Councilperson Welter volunteered, and also volunteered his wife, Trudy, who has done some investigating of recycling. Councilperson Van Fleet volunteered, and the Mayor asked Councilperson-elect Blake Gosnell if he would chair the Study Committee, and they will try to pick out 10-15 people to meet after the first of the month.

Councilperson Welter, Chairman of the Water Committee, said the project is at a standstill because of the wet land; it needs to dry up or freeze up.

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The Mayor had submitted to each Councilperson a printout of Projected Water Rates to cover what he calculates to be the annual budget required to pay the revenue bond indebtedness anticipated to cover the City's share of the water project, as bonds and interest \$40,000, repayment of RC2000 loan \$35,000, Water Department budget \$120,000, water main replacements \$50,000, for a projected 1992-93 requirement of \$245,000. He recommended proposed increase #4, which roughly could generate \$278,171, in that he feels the consumption will decrease with a rate increase. He suggested a rate increase to be effective January 1st, which would reflect on the February 1st bills. The Clerk was asked if the Ordinance could be amended to meet that timetable. The amendment could be read the first time on December 4th, the second reading on December 18th, at which time the third reading could be waived, and it could be published on December 24th. Councilperson Welter moved, seconded by Councilperson Van Fleet, that Increase #4 be incorporated into an amendment to the Water Ordinance rates and apply as of January 1st, 1992, as follows:

\$8.00 minimum (first 1000 gallons)
.30 per 100 gallons or \$3.00 per 1000 gallons
up to 8000 gallons
.25 per 100 gallons or \$2.50 per 1000 gallons
over 8,001 gallons

Upon the roll being called, the following voted: Ayes: Van Fleet, H. Seip, Butler, Welter, and Wells. Nays: None. The motion was approved. The Clerk was instructed to consult with the City Attorney in regard to the Amendment.

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

The Mayor indicated that after the first of the month he expects to have a preliminary run through on the ensuing budget.

Councilperson H. Seip moved for adjournment at 8:25 o'clock P.M. The second was by Councilperson Van Fleet.

Tom Park

MAYOR

ATTEST:

Peggy Kleinschmidt

CITY CLERK

