

CITY OF SIGOURNEY, IOWA
MINUTES OF REGULAR CITY COUNCIL MEETING OF
WEDNESDAY, AUGUST 18, 2021

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, August 18, 2021, with Mayor Glandon presiding and the following Council members answering roll call: McLaughlin, Schultz, Morlan, Schröder, Bender and Conrad. Others present were: Brad Grefe, Area 15 Regional Planning Commission; Hoyt Gentry, Keokuk County Public Health; Amber Kephart; Don Northup, Public Works Director I; and Angie Alderson, City Clerk.

The meeting was called to order at 6:00 p.m. Council member Morlan moved, seconded by Council member McLaughlin, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Conrad, to approve the following items on the consent agenda: Council accounts payable claims in the amount of \$42,893.16; Library accounts payable claims in the amount of \$7,056.38; City Clerk financial reports for July 2021; payroll expenses, miscellaneous expenses, ACH and monthly transfers for July 2021; the credit card report; and the time and place for the September 1, 2021, regular Council meeting will be 6:00 p.m. at City Hall. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved.

Council member Schultz moved, seconded by Council member Morlan, to approve the remaining item on the consent agenda: Minutes of August 4, 2021, regular Council meeting. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, and Schröder. Nays: None. Abstain: Bender and Conrad. Motion approved. *(Council members Bender and Conrad were unable to attend the August 4, 2021, regular Council meeting.)*

Public Hearing: Council member McLaughlin moved, seconded by Council member Morlan, to open the public hearing for the Iowa Economic Development Authority (IEDA) for Community Development Block Grant (CDBG) Housing Upper Story Conversion Funds. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved and the public hearing opened at 6:02 p.m.

Bradley Grefe from the Area 15 Regional Planning Commission (RPC) discussed the City's proposed application to the Iowa Economic Development Authority's (IEDA) Community Development Block Grant (CDBG) Housing Fund for the purposes of an upper-story housing conversion project. He began the discussion with a review of the City's Community Development and Housing Needs Assessment (CDHNA) that was used for previous CDBG applications, most recently formally adopted on December 5, 2018.

The CDHNA identifies major housing and community development needs for both local low-to-moderate income (LMI) persons as well as the community at large. The items below were discussed and agreed upon during the public hearing.

Major Housing and Community Development Needs of Local LMI Persons

- a) Maintain public infrastructure and facilities such as water, sewer, streets, and buildings.
- b) Rehabilitation of owner-occupied housing units.
- c) Development of affordable rental housing units.

Other Community Development and Housing Needs

- a) Development of affordable housing for all income levels.
- b) Improved handicap accessibility to City sidewalks.
- c) Further development of the sports field complex, including a tornado safe room.

Planned or Potential Activities to Address Housing and Community Needs

- a) Reassess water and sewer system needs once current improvement projects are complete.
- b) Continue annual street and sidewalk improvement programs as identified in the City's CIP.
- c) Promote the financial assistance programs available through the AHEAD Regional Housing Trust Fund (RHTF) for affordable housing activities.
- d) Continue to pursue downtown revitalization projects; including commercial, residential, and recreational improvements.
- e) Seek funds for installation of amenities at the 7.4-acre soccer/football field complex, including a tornado safe room.

Mr. Grefe then discussed the proposed application, noting that the need for the activities was identified through the several CDHNAs that the City has prepared over the course of the last few years for water and sewer project applications to IEDA's CDBG program. These CDHNAs have identified a need for additional affordable and market rate rental

housing options throughout the community as well as revitalization efforts in the downtown district. This project will serve mutual goals of rehabilitating downtown properties by providing an additional affordable housing opportunity.

The proposed project includes the rehabilitation of the upper level of 103 S. Jefferson St. in downtown Sigourney, owned by Larry Deitrich. The proposed project will convert a dilapidated, vacant space into one new two-bedroom rental housing unit on the second story. The estimated total cost of the project currently is \$312,040. Funding for the project will include a \$150,000 request from the CDBG housing fund for upper story conversion. The local match for the project is estimated to be \$162,040. If awarded, the City's contribution to the project will be \$6,020, with the remainder of local match to be paid by the owner.

As a condition of the grant, the assisted unit is to be rented to low-moderate income persons for the first five years. As the space is vacant, no persons or businesses will be displaced as a part of this project. The CDBG application will be submitted on or before 08/31/21. Twelve people were in attendance for the hearing.

Mayor Glandon asked the City Clerk if any written objections had been received and the City Clerk Alderson replied no.

Council member Bender moved, seconded by Council member Conrad, to close the public hearing for the Iowa Economic Development Authority (IEDA) for Community Development Block Grant (CDBG) Housing Upper Story Conversion Funds. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved and the public hearing closed at 6:02 p.m.

Council member Conrad moved, seconded by Council member Schultz, to approve Resolution No. 2021-08-01 re: Authorizing the Mayor to sign and submit the Community Development Block Grant (CDBG) Application to the Iowa Economic Development Authority's Housing Upper Story Conversion, if funded with the removal of the verbiage of General Obligation Bond back slash so the funding comes from the Local Options Sales and Services Tax Fund. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved.

Additional City Business: Amber Kephart stated she would like to host a fundraiser for Megan Clark. Megan Clark is a member of our community and the daughter of Christie Iosbaker and five years ago was diagnosed with stage four colon cancer. She has recently been accepted into a clinical trial at Mayo Clinic which will require her to travel about every other week. Ms. Kephart is asking if the Council will allow her to close the street in front of Memorial Hall on September 18th. They will be doing a fun run that will be similar to the route she used for the Fourth of July. She is not requesting any street closures for the route as she will use volunteers like she did on the Fourth of July and have them at those intersections. The Sheriff's Department will set up at the end of the route like they did for the Fourth of July run. They will only need the street closed for a few hours for that evening. They are still working out the details, but before they get too far into it, she wanted to make sure it was an option to close the street before they put the word out and gathered information from businesses, etc. They are tentatively closing the street from 5:00 p.m. to 8:00 p.m. to allow for set up and tear down. They are looking at the run being from 5:30 p.m. to 7:30 p.m. Mayor Glandon asked to have this put on the next agenda. The street closure is on North Jefferson Street from Elm Street to the alley.

Council member Schröder introduced Hoyt Gentry with the local County Public Health Department in the Courthouse. Mr. Gentry had addressed the Kiwanis a couple weeks ago regarding the Coronavirus and its development over time in general and the State of Iowa. This is what prompted Council member Schröder to invite Mr. Gentry to address the City Council. Mr. Gentry provided the Council with an update for Keokuk County. Covid in Keokuk County are constantly fluid, so the numbers from a week ago are already different. The Delta variant is 100% of all cases in Keokuk County. When speaking to the school districts on Tuesday regarding positivity rate Keokuk County was at a 4% rate and today are at 11%. Numbers will fluctuate and change constantly. The state average is 7.6 making Keokuk County higher than the state right now. Our vaccination rate in the county is much lower than the state average. We are below 40%. The part of Keokuk County's citizens that are vaccinated are 65 and above. The majority of the new cases being seen are groups below that. The 18 to 64 age group makes up 67% of all the cases Keokuk County has been having. Covid is still here and not going away. Everyone has to determine what they want to do as far as protection. Keokuk County Public Health already has a mask mandate, but they follow different rules. Every organization has their own policies to follow. Vaccinations, mask wearing, and social distancing have been shown to be the best things to protect our communities from this ongoing virus. The biggest concern is the school districts with everything being open in about a week. The new variant seems to hit kids a little harder. Mr. Gentry checked with the University, and they said last year they had 70 pediatric inpatients that were positive for Covid, and they are already at 53 this year and school hasn't started. They expect to see those numbers climb drastically. There has been a drop in the number of adult cases, and they feel this is due to the number of vaccinations. Currently Iowa has had over 390,000 cases and 6,000 deaths, with 32 being in Keokuk County last year. Mr. Gentry pointed out that in his line of work he does wear a mask when he has to deal with anybody in close proximity. He has not had Covid yet and hope it stays that way. New numbers come to public health weekly. They were more frequent until Governor Reynolds put them into recovery mode instead of what

was considered an active pandemic, so the information does not come as fast. Council member Schultz stated the flow of information is one of the things that causes a lot of discussion and differences of opinion on what ought to be done. Mr. Gentry stated the numbers depend on the day. The number of people being tested have been going up so within the last seven days there have been 14 positive cases. The week before that it was around six. Council member Schultz stated that it is difficult to know who to look to as to what the threshold has been, and we should wear masks. He asked if we are there now. Mr. Gentry responded that for him he is there, but with his job he works one on one with the public. In the last week he has been called that he has been in contact with three Covid positive people. Everyone will have to make up their own mind what they want to do – every business, every community, every school district. In discussions with school districts this last week, they are going with the fact that you cannot mandate masks. Council member Schultz stated there have been some unpleasant discussions within the decision-making body on this subject. He asked what is the standard that the Council should follow in making decisions. Mr. Gentry stated there is the CDC, WHO, what is seen around the world say wearing masks and social distancing is what will protect you to some extent, which is better than nothing. Council member Schultz talked about the false information that is out there. Council member McLaughlin stated that she feels that as far as children going to school, parents should be able to decide for themselves. Mr. Gentry stated he works for the Public Health Department, but he is not speaking for the Public Health Department. Because there are now at home kits and those numbers would not be part of the state's system. There are now boosters out for those that qualify, and a possible third dose will soon be available. His office follows the state's Iowa Department of Public Health which is a separate entity from the CDC and WHO. Council member Morlan asked how many people come into City Hall. City Clerk Alderson stated it varies day to day and what day of the month it is. When the water bills are due there can be several people coming in and out. There is not often that there are several people at once, but it does happen. Other days can be slower. Council member Schröder asked Mr. Gentry why the Public Health Office in the Courthouse had a sign "masks required" and is that an individual decision or did that come down from the Department of Health. Mr. Gentry stated that originally came from Medicare because part of their office deals with Home Health which is based by Medicare. Medicare mandate said that all health care workers have to wear masks in their office even if spaced apart. That was posted on the door and changed today as there was a complaint filed that you can't post a mask requirement in a facility so that was moved from the door to inside the office. They cannot physically force anyone to wear a mask. It comes down to everyone's individual choice what you are going to do. He tries to educate and share the numbers and hope everyone makes good decisions. Council member Schröder stated he could not remember if the Governor had prohibited any mask mandates from any government entity or political subdivision. Mr. Gentry thought that changed per building whether it is federal or state. There is a federal law that in public transit you have to wear a mask which includes school buses, but whether the schools are going to be able to enforce that is another battle.

Mayor Glandon explained that the Clubb House was part of the Façade Grant and they have decided to not move forward. The amount to be refunded would be just under \$12,000.00. Council member Bender asked if the City still had these funds or did they get sent somewhere. City Clerk Alderson stated they are in the City's accounts. Council member McLaughlin stated that if Mr. Clubb is not interested in continuing with the project, the city should refund their money. Council member McLaughlin moved, seconded by Council member Schultz, to approve refunding Justin Clubb's payments to the Façade Grant (IEDA Downtown Revitalization) in the amount of \$11,668.89. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Morlan, Schröder, Bender, and Conrad. Nays: None. Motion approved.

There was no report for Sigourney Area Development Corporation (SADC).

Human Resources: A Human Resources Committee meeting was set for Friday, August 20, 2021, at 7:00 a.m.

City Clerk: City Clerk Alderson reviewed the Outstanding Obligation Report with the City Council.

Public Input: Council member Morlan asked Director of Public Works I Northup about a water plant update that was discussed a year or so ago and if that would be coming up soon. Northup stated that was regarding the salt content in the backwash holding pond. There is not a permit for it. He stated that he filled out the permit with Matt Walker's (French-Reneker Associates) help and it is in Des Moines. The state could give us the permit and then tell us we are discharging too much salt due to the ion exchange softeners. There is no getting rid of salt, we would have to upgrade. It would be like upgrading the lagoons.

Council member Bender asked about the sewer project. Mayor Glandon stated there are 45,000 ton of rock that is coming today. The buildings are up, and a person can get an idea of where everything is going to be. The holes in the ground are massive. Mayor Glandon strongly suggested that everyone should be seeing what is going on, but he talked to a semi driver today and they have trucks lined up and they are going to start hauling and that will be close to a thousand trucks going through there. He strongly recommends that because there is only one road and one lane to get in and out not going out there. Northup stated that if someone wanted to go out there, he can take the Council members out there of an evening or weekend. Several Council members stated they would like to go.

Council member Morlan asked about the compost area. Director of Public Works I Northup stated as of this point he would like to keep it where it is at. There are drawbacks and he is concerned that the new sagr system has been moved too far west and it will interfere with the 1400 feet around residential property, and they get nothing but complaints when the compost burns. It can be controlled better where it is currently located. There has been very little garbage. Not everyone likes it being on the gravel roads. But it is level and all gravel, and he would like to keep it out there. They can burn everyday if needed and keep it all clean. We would need to talk to the Iowa Department of Natural Resources before this can be done.

Council member Schröder asked about the golf cart situation. Mayor Glandon stated he has not seen any reports yet. Council member Schröder asked about children driving them and Council member McLaughlin stated she is seeing less. Council member Morlan stated that Officer Fortney comes on at 6:00 p.m. and since the sun goes down around 8:00 to 8:30 p.m. he doesn't see very many carts at that time. The kids are going to the pool in the afternoon or morning and that is when the golf carts are running around with little kids driving them, so he hardly sees any at all. Council member McLaughlin stated that the two she had stopped have stopped. Council member Morlan stated he talked with Sheriff Hinnah and they are going to be watching out for it, but they have not seen very much traffic with little kids at all. Council member Morlan feels it has been cut down a lot.

The meeting was adjourned by acclamation at 6:42 p.m.

Douglas L. Glandon, Mayor

ATTEST: _____
Angela K. Alderson, City Clerk