

CITY OF SIGOURNEY, IOWA

MINUTES OF REGULAR CITY COUNCIL MEETING OF WEDNESDAY, NOVEMBER 21, 2012

The Sigourney City Council met in regular session in the Council Chambers at City Hall on Wednesday, November 21, 2012 with Mayor Miletich presiding and the following Council members answering roll call: McLaughlin, Schultz, Hornback, Johnson and Conrad. Council member Ballensky arrived at 6:06 p.m. Others present were: Ellen Foudree, Area 15 Regional Planning Commission; Cathy Fry; Gertie Richardson; Don Northup, Water / Wastewater / Pool Supervisor; Brent Gilliland, City Services Director and Building Inspector; Allan Glandon, Police Chief; and Angie Alderson, City Clerk.

Mayor Miletich called the meeting to order at 6:00 p.m. Council member Hornback moved, seconded by Council member McLaughlin, to approve the tentative agenda. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Johnson and Conrad. Nays: None. Motion approved.

Council member McLaughlin moved, seconded by Council member Hornback, to approve the following items on the consent agenda: minutes from the November 7, 2012 regular Council meeting; accounts payable claims totaling \$40,615.88; Memorial Hall Commission accounts payable claims totaling \$772.09; Library accounts payable claims totaling \$2,416.16; liquor license application for Sigourney Area Development Corporation at 400 220th Avenue for Class B (BB) (includes Wine Coolers) and Living Quarters; annual interest payments for general obligation and revenue bonds; and credit card report. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Johnson and Conrad. Nays: None. Motion approved.

Public Hearing(s): Mayor Miletich announced it was the time and place set for a public hearing for citizen participation regarding proposed activities relevant to application for Community Development Block Grant (CDBG) Funds. Council member Schultz moved, seconded by Council member Conrad, to open the public hearing. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Johnson and Conrad. Nays: None. Motion approved and the public hearing was opened at 6:03 p.m.

Mayor Miletich asked Clerk Alderson if she had received any written or verbal comments. Clerk Alderson responded that she had not.

Ellen Foudree with Area 15 Regional Planning Commission presented information to the Council and public regarding the Community Development Block Grant application to be submitted to the Iowa Economic Development Authority for owner-occupied housing rehab in a targeted neighborhood in the City of Sigourney.

The purpose of the public hearing is to receive any input or comments on the City's proposed application. The City of Sigourney is applying for \$318,000 in grant funds from the Iowa Economic Development Authority and U.S. Department of Housing and Urban Development. The City of Sigourney will provide \$16,000 in local matching funds for housing-related assistance. The City proposes to rehab eight (8) owner-occupied housing units within the designated target area of the community. The target area of the community is on both sides of Elm Street then south, east and west to the City limits. The nature of these proposed activities will be substantial rehabilitation of the housing units such as roof systems, plumbing/heating/electrical, energy-efficient windows/doors, etc. Rehabilitation will not include additions to housing units or upgrades.

The need for this project was determined by the City Council in August 2012 at which time they authorized the Area 15 Regional Planning Commission to begin the preparation of this CDBG Housing Rehabilitation application. After designation of the target area, the City conducted a community-wide random income survey. The computed income survey results indicate that 54.37% of the residents responding were low to moderate income and that 78.4% of the survey respondents support this proposed target area owner-occupied housing rehabilitation project. One hundred percent (100%) of the CDBG federal funds will benefit eligible low-to-moderate income (LMI) owner-occupied households within the target area of the community. Upon award of the CDBG Housing Rehabilitation program funds, the City will advertise for low-to-moderate income owner-occupants within the target area to submit full applications for consideration of eligibility and feasibility for housing rehabilitation assistance. It is anticipated that the new CDBG awards will be announced in March 2013. There will not be any displacement of persons or businesses resulting from this project. The application will be submitted by the Area 15 Regional Planning Commission on behalf of the City of Sigourney to the Iowa Economic Development Authority on or before December 12, 2012.

Council member Ballensky arrived at 6:06 p.m.

Additionally at this public hearing, the City reviews the community development and housing needs as identified. Major housing and community development needs that will directly affect low to moderate income residents of the community have been itemized as:

1. Rehabilitate owner-occupied housing units
2. Maintain the public infrastructure and facilities such as water, sewer, streets and buildings, and
3. Development of affordable rental housing

There are other major housing and community development needs not necessarily targeted to the low to moderate income residents. These community projects include:

1. Development of affordable housing for all income levels
2. Maintain public infrastructure and facilities such as water, sewer, streets and buildings
3. Upgrade the City's outdoor warning siren system
4. Improve handicap accessibility to City sidewalks, and
5. Further development of the 7.4 acre soccer/football field complex

The planned or potential activities the City wishes to pursue to address these housing and community needs include:

1. To apply for the CDBG funds to implement the proposed owner-occupied housing rehabilitation program.
2. To continue the annual street and sidewalk improvement programs as identified in the City's Capital Improvement Program.
3. To seek funds to upgrade the City's outdoor warning siren system
4. To seek funds for installation of additional amenities at the 7.4 acre soccer/football field complex, and
5. To promote the financial assistance programs available through AHEAD Regional Housing Trust Fund (RHFF) for various affordable housing activities.

Ms. Foudree asked if there were any questions or comments about the program. Council member Schultz asked if the City was restricted to eight (8) units. Ms. Foudree responded that was the minimum target. She also reminded the Council that during the 2006 rehabilitation project there were ten (10) targeted units and there were actually twelve (12) units completed.

Mayor Miletich asked for any additional comments or questions from the public. Council member Schultz moved, seconded by Council member McLaughlin to close the public hearing. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Ballensky, Johnson and Conrad. Nays: None. Motion approved and the public hearing was closed at 6:10 p.m.

Park and Recreation: A Park and Recreation meeting was set for November 26th at 6:00 p.m.

Street and Sanitation: Council member Hornback reminded the Council that they had discussed a discharge policy for commercial containers/dumpsters at the last Council meeting. City Services Director Gilliland explained the new policy to the Council. There is an issue with commercial owned containers/dumpsters not being ready to be discharged when the sanitation employees arrive. In the future the owners will be charged if the employees stop, whether their container/dumpster is discharged or not. Council member Schultz moved, seconded by Council member Conrad, to approve Resolution No. 2012-11-04 adopting commercial container/dumpster discharge policy. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Ballensky, Johnson and Conrad. Nays: None. Motion approved.

Public Safety: Cathy Fry explained that she and her husband own a property in Sigourney and for several years her mother-in-law lived in this house. Now her children live there. They do not receive any rent and are not allowed to claim any improvements, etc. on their income taxes. This is now being considered rental property by the City as the deed holder(s) do not live there. Mrs. Fry refuses to sign or return any papers that regard them as landlords as according to the definition she has a landlord would receive income. They do not receive any income. Mrs. Fry then asked if the inspector was licensed and if said license could be produced if requested. Gertie Richardson was also present with the same concerns. Council member Schultz stated that there were issues that needed to be addressed and that was the reason for the program being started. Mrs. Fry and Mrs. Richardson feel there should be some exceptions made to this and decisions should be made on an individual basis. There was discussion regarding how to prove whether rent is paid or traded in some way. The Council also discussed having a separate application form that would allow for exceptions. Mrs. Fry and Mrs. Richardson both turned in a form requesting exemption consideration for their properties.

A Public Safety Committee set a meeting for Tuesday, December 4th at 6:00 p.m.

The Finance Committee also discussed their meeting for Wednesday, November 28th. Due to a conflict for the Finance Committee the meeting time will be changed to 3:00 p.m. This will also allow all department heads to review their budgets in November.

Finance: City Clerk Alderson stated that she had met the City's representative from Wellmark and that we are encouraged to stay with our plan for at least one (1) more year. At this point we are grandfathered and this will give us time to review the changes that will be made next year with the Affordable Care Act. She also reminded the Council that we can change the percentage being paid by the employee and employer, but to keep the grandfathered status this could not change more than 5%. Currently the employee pays 10% of their insurance rates and the City pays 90%. Council member Ballensky stated that at some time the employee amount is going to increase and he is asking whether or not the Council should start to make this increase in small amounts. City Clerk Alderson stated that she has asked Ryan White, the City's Agent of Record, to come to a Finance Committee meeting next summer/fall to talk about our insurance. Council member Schultz talked about the Affordable Care Act and the way it may affect our plan and he agreed with doing small increases regarding the employee/employer pay ratio. Council member Johnson moved, seconded by Council member Hornback, to approve to the Blue Cross Blue Shield of Iowa renewal policy for employee health insurance benefits and to leave the employee (10%) and employer (90%) pay ratio the same. Upon the roll being called, the following voted Ayes: Hornback and Johnson. Nays: McLaughlin, Schultz, Ballensky and Conrad. Motion failed.

Council member Conrad moved, seconded by Council member Ballensky, to approve to the Blue Cross Blue Shield of Iowa renewal policy for employee health insurance benefits and to change the employee (from 10% to 15%) and employer (from 90% to 85%) pay ratio. Upon the roll being called, the following voted Ayes: McLaughlin, Shultz, Ballensky and Conrad. Nays: Hornback and Johnson. Motion approved.

Council member Schultz felt we should take a look at our dental policy in the future. Council member Hornback moved, seconded by Council member Schultz, to approve the Delta Dental Plan of Iowa renewal policy for employee dental insurance benefits as is. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Ballensky, Johnson and Conrad. Nays: None. Motion approved.

Council member Hornback moved, seconded by Council member McLaughlin, to approve a donation of a family pool pass to the Sigourney Area Development corporation annual Christmas Raffle. Upon the roll being called, the following voted Ayes: McLaughlin, Schultz, Hornback, Ballensky, Johnson and Conrad. Nays: None. Motion approved.

City Clerk: The December 5, 2012 regular Council meeting will be held at City Hall at 6:30 p.m.

Public Input: The City Clerk office employees and the Mayor have decorated a tree for the Kiwanis Auction. The proceeds will go to community youth activities.

Council member Conrad talked about the last Sports Park public meeting that was held. After four (4) meetings he has concluded that there is not a huge desire for any items such as a trail, etc. They do feel that a concession stand, restrooms, parking lot, etc. would be nice. Council member Conrad is going to meet with some Kiwanis members. There have been some ideas discussed regarding contributions.

Mayor Miletich thanked the Council for all their hard work and support.

The meeting was adjourned by acclamation at 7:15 p.m.

Patricia Miletich, Mayor, City of Sigourney

ATTEST: _____
Angela K. Alderson, Sigourney City Clerk