

City of Meservey Council Minutes October 9, 2023

Council Persons Present: Cyneva Myers, Mike McNutt, Jenn Rembe, and Mike Gobeli.

Mayor Miller Called Meeting to Order at 6:30 PM.

Approval of Agenda – Motion by Gobeli to approve, 2nd by Myers. Approved unanimously.

Approval of September minutes – Motion to approve by Myers, 2nd by McNutt. Approved unanimously.

Approval of Bills – Motion to approve and pay bills by Gobeli, 2nd by Myers. Approved unanimously.

October Expenditures –Absolute Waste Removal (Garbage) \$1,785.00; Alliant Energy (electric/nat gas) \$1,624.68; Belmond Independent (publishing) \$10.92; Cerro Gordo County (Sewer) \$3,029.17; Clear Lake Bank & Trust (comp soft.) \$13.90; Clear Lake Sanitary District (water testing) \$35.00; Frontier (phones) \$186.03; Hawkins, Inc. (additives) \$348.84; Iowa DNR (Use Fee) \$115.00; Treas-State of IA (WET-Sep) \$228.14 (WH) \$15.00; IPERS (pensions) \$114.20; Menards (supplies) \$33.40; Meservey Public Library (apportionment) \$3,875.00; Router12 (install) \$155.00; S&H Environmental (Water/Sewer Super) \$1,735.00; Short Elliot Hendrickson (engineering) \$2,347.95; True Value (supplies) \$105.70; Uline (bathroom signs) \$56.40; United States Treasury (Payroll taxes) \$672.92; Aimee Frohling (Clerk wages) \$649.79; Jennifer Rembe (Water wages/reimb) \$255.00; Richard Miller (Mayor Salary, Maint) \$193.46.

Public Input – None.

Departmental Reports: Fire dept – none. Library – none. Streets – none. Water/Sewer – none. Maint /Equip – have made insurance claims for hail damage, library eave spouts need replaced, bus barn has damage to siding, doors and 3 windows, well house roof and new generator hood. Mayor will discuss with the insurance agent whether cosmetic repairs should be done, if it will affect our ability to get insured with a different insurance company. Would like to invite Joey to next meeting. Siren – got approval from Emergency Mgmt to change the location of the new siren pole, they originally had it plotted between the City Hall and the Post Office, which wouldn't be feasible. Lights aren't working at the Basketball courts; Lauen is going to see if there is a loose wire somewhere. He took the trees out and looks nice.

Mayor closes the regular meeting. The public hearing on the proposal to submit a CDBG application to IEDA was opened. Chris Diggins, NIACOG staff presented the following: The need for the activity has been identified by the IDNR, City Council, residents and businesses for several years due to lack of a second well and low water pressures that could result in contamination of the entire system. The proposed activities will be funded with a combination of CDBG funds and State Revolving Loan Funds from the Iowa Department of Natural Resources. The application has a due date of January 1, 2024. The City of Meservey is requesting \$500,000 in CDBG funds. 53.3% low- and moderate-income persons, according to the 2011-2015 ACS LMI% will benefit from the project. Therefore 53.3% or \$266,500 of federal funds will benefit LMI persons. The proposed activities of the well and well house will be on City owned property located between Ohio St. and Minnesota St. approximately 475 feet west of 1 st St. Water meter replacement will be throughout the community. There will be no displacement of persons or businesses as a result of funded activities. Not applicable. (Plans to assist persons actually displaced) The project includes constructing a new water well, well house to protect/house the well and associated equipment and new water meters throughout the entire community, restoration, construction administration (not part of the budget), and legal and administration. Following review of the proposed application, Diggins then stated that a Community Development and Housing Needs Assessment (CDHNA) need to be completed as a part of the application process. This is also a good practice for the community to undertake periodically whether applying for grant funding or not. The City had done a CDHNA many years ago as a part of the wastewater system project. Diggins stated what a CDHNA is and why and also provided examples of potential needs and activities in Meservey. Diggins asked the Council about Community Development and Housing Needs of LMI Persons, Other Community Development and Housing Needs for non-LMI persons and then asked what Planned or Potential Activities to Address the Housing and Community Needs identified might be. The Council and persons present were asked to prioritize these needs and activities as well. Discussion followed.

The following is the Meservey CDHNA: Community Development and Housing Needs Assessment

Community Name: Meservey, Iowa

I. Major housing and community development needs of low and moderate income persons:

1. Municipal Water System improvements to improve the reliability of the system and ensure efficient safe potable water for residents, business and industry to reduce potential health and safety issues. High

2. Providing assistance to low income families in owning and maintaining safe, decent, affordable housing. Medium

3. Exploring opportunities to assist in the creation and availability of safe, decent, low income rental housing for elderly and young family households. Medium

4. Expanding mid-priced or affordable housing in the \$120,000 - 140,000 range. Low

5. On-going wastewater system maintenance for proper upkeep of the relatively new system. Low

II. Other major housing and community development needs (for residents who are not of low and moderate income):

1. Attracting new businesses to the community. Medium

2. Enhancing development capacity in the community in order to create new single-family housing. Low

3. Water and Wastewater Improvements. High

4. Revitalization of the commercial area and buildings. Medium

III. Planned or potential activities to address housing and community development needs:

1. Apply to IEDA for Water/Sewer funds to undertake needed water system improvements. High

2. Investigate IEDA programs for housing rehabilitation/development assistance for LMI and non-LMI families Medium

3. Investigate housing and community development incentives such as Urban Revitalization to encourage housing and business development and expansion. Medium

4. Expand opportunities to develop both low income/subsidized housing and market rate housing to meet the housing needs of the community. Low

5. Continue economic development efforts to attract more businesses and industry to the community. Medium

Motion by Myers, 2nd by Rembe to close the public hearing.

Resolution 2023-05 approving a funding application to the Iowa Economic Development Authority for funding through the Community Development Block Grant (CDBG) program for a water system improvement project; committing local funds to the project and selecting a grant administrator if awarded funds. Motion by Rembe to approve, 2nd by Gobeli. Approved unanimously.

Contract Proposal with NIACOG to prepare Environmental Assessment for the CDBG Water System Improvement Project. Motion by Gobeli to authorize the Mayor to sign the contract, 2nd by Rembe. Approved unanimously.

SEH Well Project – no update, drainage at park is okay.

Resolution 2023-06 to sell real property by sealed bid – 338 3rd Street – Motion by Myers to approve, 2nd by Gobeli, setting due date for November 11th with a minimum bid of \$100, and public hearing and bid opening to be held on November 13th at the regular meeting. Approved by Roll call vote with 3 ayes and 1 abstention.

Resolution 2023-07 to sell real property by sealed bid – 206 Delaware Street – Motion by Gobeli to approve, 2nd by McNutt, setting due date for November 11th with a minimum bid of \$100, and public hearing and bid opening to be held on November 13th at the regular meeting. Approved by Roll call vote with 3 ayes and 1 abstention.

Discussion over past due water bills.

Motion by Myers to adjourn, 2nd by Gobeli. Approved unanimously.

Next regular meeting of the Council: November 13, 2023, 6:30 PM.

Respectfully Submitted,
Aimee J Frohling

(Mayor)