

CITY OF EAGLE GROVE
REGULAR COUNCIL MEETING MINUTES
MONDAY, NOVEMBER 6, 2023

Mayor McGrath called the meeting to order at 6:30 p.m. on Monday, November 6, 2023. The regular City Council meeting was held in the Council Chambers located at 210 E. Broadway in Eagle Grove, Iowa. Roll Call was held and those in attendance were as follows: Pamperin, Weland, Lorenzen, Vandewater and Limerick. Council member Jergens was absent.

The Council proceeded with the Pledge of Allegiance, Nancy Strub provided the Council and residents with a prayer, and there were no comments made during the Public Forum.

Council member Lorenzen made a motion to approve of the Consent Agenda. The motion was seconded by Council member Weland. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. The Consent Agenda includes the Minutes from October 16, 2023, Claims, and building permits for 513 N. Lincoln and 613 SE 1st Street.

AIRGAS USA LLC	MEDICAL OXYGEN	578.38
ARNOLD MOTOR SUPPLY	PARTS,EQUIP MAINT	564.17
AXTELL CONSTRUCTION	CONCRETE PAD	714.4
BOMGAARS	SUPPLIES	1,004.07
BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	481.11
ELAN FINANCIAL SERVICES	TRAINING-BROCKMAN,LUNDA	2,023.02
CIT SEWER SOLUTIONS	SAN SEWER JET/VAC	7,499.82
CINTAS	FLOOR MATS,DUST MOPS	74.05
CORPORATE TRANSLATION SERV INC	INTERPRETATION SVCS	334.42
DEARBORN NATIONAL	LIFE INSURANCE	146.49
EAGLE GROVE GREENHOUSE	DOWNTOWN FLOWERS	8,196.40
EAGLE GROVE PHARMACY INC	EMS MEDICAL SUPPLIES	2,202.02
ELECTRONIC ENGINEERING CO	EMS CHARGER	629.68
EMS LEARNING RESOURCES CENTER	BLS CARDS-5	42.5
FAREWAY STORE	SUPPLIES	148.22
GALLS, LLC	UNIFORMS-ALEJO	709.75
GOLDFIELD ACCESS NETWORK	PHONE,INTERNET	567.05
VISUAL EDGE IT	78323 COPIER LEASE SEWER	89.1
GRP & ASSOCIATES	MEDICAL WASTE DISPOSAL	50
HENNIGAR'S WRECKER SERVICE	TICKET#25492	1,230.00
HEWETT WHOLESALE INC	SUPPLIES	508.05
HSA - SSB ACH	HSA TRANSFER NOV 2023	8,762.23
IOWA FIREFIGHTERS ASSOCIATION	IFA MEMBERSHIP	391
IOWA ONE CALL	NOTIFICATIONS	273.6
MIDAMERICAN ENERGY	ELECTRICITY	20,220.41
MIDWEST ALARM SERVICES	INSTALL,MONITORING SVC - PD	6,645.46
MIDWEST RADAR	RADAR CERTIFICATIONS	280
MILLS & MILLER	DE-ICING SALT	4,576.83

MONSY SERVICE'S LLC	CLEANING	520
OLDSON'S INC.	POLICE BATHROOM MAINT	1,931.77
PAYROLL FUND	PAYROLL FUND TSF	83,415.84
PETTY CASH	NUISSANCE POSTAGE	97.89
POLICE LEGAL SCIENCES, INC.	TRAINING	1,360.00
PURCHASE POWER	POSTAGE METER REFILL	201
QUILL CORPORATION	EMS TONER	197.95
R&D INDUSTRIES INC	MONTHLY SVCS,TECH SUPPORT	4,315.24
SHERWIN-WILLIAMS	POLICE PAINT	399.4
SPENCER STEEL L.L.C.	REBAR	727.67
SUNSET LAW ENFORCEMENT LLC	AMMO	1,276.80
T & D SERVICE	'98 ASTRO	370.85
THE TRASH MAN	GARBAGE REVENUES	18,986.72
THE WELLNESS CENTER	FITNESS CENTER MEMBERSHIPS	902.5
TIA WOESTE	NREMT,PSYCHOMOTOR TEST REIMB	645.16
TREASURER STATE OF IA	UNCLAIMD PROPERTY REPORT	583.39
UNITYPOINT HEALTH TRINITY REG	DOT DRUG LUNDA	222
VERIZON	CELLPHONES,LANDLINES	1,319.88
W & H COOPERATIVE OIL CO.	FUEL-SEPT,OCT	12,161.65
WELLMARK BLUE CROSS BLUE SHIELD	HEALTH INSURANCE	34,238.06
YOHNCO INC	CEMENT-NW 1ST/FOREST	1,249.00
Fund Totals		
GENERAL		88,290.33
ROAD USE TAX		25,649.08
EMPLOYEE BENEFITS		35,051.66
URBAN RENEWAL - CDBG		7
GARBAGE		18,986.72
CAPITAL IMPROVEMENT RESV		3,246.40
2019 PROJECT FUND		8.5
WATER		22,337.29
METER DEPOSIT		533.39
SEWER		39,954.63

1. Mayor McGrath opened the Public Hearing on the Submission of a CDBG Application – Neighborhood Revitalization (Ward 1) at 6:36 p.m. Mayor McGrath and City Administrator Davis provided an overview of the phased project which includes applying for a planning grant for a master revitalization plan for Ward 1.

A. Explain how the need for the activities was identified.

- The Northeast Neighborhood of the City of Eagle Grove has some of the oldest infrastructure and existing blight within the City. Additionally, based on previous surveys the area also has a significant low-to-moderate income population. The needs in the area for revitalization are significant and while the City has conducted previous improvement projects in the past additional needs exist. The City would like to conduct a specific planning

process within the neighborhood, involving residents, to identify and prioritize specific improvements for the neighborhood.

B. Explain how the proposed activities will be funded and the sources of funds.

- Phase 1 of this project is specific to the City working with a hired consultant to facilitate a planning process within the target neighborhood. The estimated cost for this planning process is \$25,000. The planning phase will be funded in part by a combination of local general funds and a CDBG grant.

C. Announce the date the CDBG application will be submitted to the State.

- The grant application will be submitted to the Iowa Economic Development Authority no later than November 22, 2023, at midnight.

D. Announce the requested amount of federal funds.

- The City is requesting \$21,250.00 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

- The project will result in a target neighborhood benefit. The percentage of the population that is considered LMI will be determined as part of the planning process. A survey conducted in November 2018 of essentially the same neighborhood shows that 75.88% of the population was considered low-and-moderate income.

F. Announce where the proposed activities will be conducted.

- The proposed planning process will take place in the Northeast Neighborhood which is bordered on the west by Eagle Avenue and N Montgomery Avenue, on the south by NE 2nd Street, on the east by Prairie Avenue, and on the north by 10th Avenue. In addition, the City will include 8th Street NE west to N Iowa Avenue.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

- While the proposed projects that would be conducted within the target neighborhood have not yet been determined, the City's goal would be to minimize and eliminate the need to displace persons or businesses as a result of the project. Displacement, if needed, would be limited to short term relocation due to environmental testing, such as lead based paint testing.

H. Announce plans to assist persons actually displaced.

- As the projects are determined and specifications are developed, specific plans for any persons or businesses that would be displaced or temporarily relocated as a part of the project would be included in the plans.

I. Announce the nature of the proposed activities.

- The nature of the activities associated with the current phase, Phase 1, would be planning in nature and involve the inspection and analysis of existing infrastructure and neighborhood needs, community outreach to neighborhood residents, and other planning activities within the target neighborhood.

With no further questions or comments from the public, Mayor McGrath closed the Public Hearing at 6:43 p.m.

2. Council member Vandewater made a motion to approve Resolution 2023-80. The motion was seconded by Council member Weland. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-80: A Resolution Committing Matching Funds was approved. Motion passes.
3. Council member Weland made a motion to approve Resolution 2023-81. The motion was seconded by Council member Lorenzen. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-81: A Resolution Endorsing and Authorizing Submission of a CDBG Application (Neighborhood Revitalization) was approved. Motion passes.
4. Mayor McGrath opened the Public Hearing on the Submission of a CDBG Application – Upper Story Conversion (217 W Broadway) at 6:44 p.m. Developer Bob Torkelson provided an overview of the project which includes six (6) upper-story apartments at 217 W. Broadway. Council member Vandewater asked for any parking plans. Bob Torkelson provided the plan to meet local building codes of two (2) spaces per unit. City Administrator Davis provided an overview of how the City is a pass-through between the State and the Developer. The City monitors the projects, but does not provide tax dollars to the project.

A. Explain how the need for the activities was identified.

- The need for the proposed 217 W Broadway Upper Story Project is to help provide affordable, safe, and adequate housing for residents of the City of Eagle Grove, especially families who are considered low-to-moderate income (LMI). The proposed project will help establish six new residential units at this property of which five of the units will be made available to LMI families and individuals for a period of at least five years.
- B. Explain how the proposed activities will be funded and the sources of funds.**
- The project will be funded with a combination of CDBG funds and private dollars provided by the developer of the property, Torkelson Properties, LLC. Torkelson Properties, LLC, will cover any cost overages as part of their agreement with the City of Eagle Grove
- C. Announce the date the CDBG application will be submitted to the State.**
- The grant application will be submitted to the Iowa Economic Development Authority no later than November 22, 2023, at midnight.
- D. Announce the requested amount of federal funds.**
- The City is requesting \$550,000 in CDBG funds for the proposed project.
- E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.**
- The project will result in the construction of six new rental units including two one-bedroom units and four two-bedroom units. Of the six units created by this project, at least five of the units will be rented to families or individuals who meet the LMI requirements for the County for a period of at least five years.
- F. Announce where the proposed activities will be conducted.**
- The proposed project activities will take place in the City of Eagle Grove on the second floor of the property at 217 W. Broadway.
- G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.**
- The proposed project will not result in the displacement or relocation of any persons or businesses.
- H. Announce plans to assist persons actually displaced.**
- No persons will be displaced by the proposed project.
- I. Announce the nature of the proposed activities.**
- The nature of the proposed project involves the construction of six new residential units on the second floor of an existing commercial building in the City's historic downtown. The project will include construction of walls, kitchen and bathroom facilities, new windows, a secondary exit at the back of the building, and other utility, electrical, plumbing, and life safety improvements.

With no further discussion or comments by the Public, Mayor McGrath closed the Public Hearing at 6:47 p.m.

5. Council member Pamperin made a motion to approve Resolution 2023-82. The motion was seconded by Council member Weland. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-82: A Resolution Endorsing and Authorizing Submission of a CDBG Application – Upper Story Conversion (217 W. Broadway) was approved. Motion passes.
6. First Reading on Ordinance 2023-01: An Ordinance Amending the Code of Ordinances pertaining to Solid Waste Control was held. City Administrator Davis went through the changes. Council member Weland made a motion to approve of the First Reading. The motion was seconded by Council member Pamperin. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Ordinance 2023-01 passed the first reading. The second reading will be Monday, November 20, 2023.
7. The First Reading on Ordinance 2023-02: An Ordinance amending the Code of Ordinances pertaining to the Collection of Solid Waste was held. City Administrator Davis went through the changes. Council member Weland made a motion to remove one line from the Ordinance. The motion was seconded by Council member Pampering. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. The second reading will be held Monday, November 20, 2023.

8. City Administrator Davis went through the RFP for Solid Waste Collection Services. The RFP will be reviewed again on Monday, November 20, 2023. No action taken.
9. City Administrator Davis went through the 2023 Street Improvement Project. No action taken.
10. The Council discussed the 2024 Street Improvement Project and Timelines. No action taken.
11. Council member Lorenzen made a motion to approve Resolution 2023-83. The motion was seconded by Council member Vandewater. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-83: A Resolution to Set a Date for Public Hearing to Consider Plans and Specifications, Form of Contract, and the 2024 Street Improvement Project was approved. Motion passes.
12. The Council discussed the 2024-2030 Capital Improvement Plan Processes and Timelines. No action taken.
13. The Council discussed the 2024-2030 Street Improvement Plan Processes and Timelines. No action taken.
14. Council member Vandewater made a motion to approve Resolution 2023-84. Council member Limerick seconded the motion. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-84: A Resolution Setting a Date for Public Hearing to Consider the Flowing Well Improvement Project was approved. Motion passes.
15. Council member Weland made a motion to approve Resolution 2023-85. Council member Pamperin seconded the motion. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-85: A Resolution Approving the Annual RUTX Report was approved. Motion passes.
16. Council member Weland made a motion to approve Resolution 2023-86. Council member Pamperin seconded the motion. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Resolution 2023-86: A Resolution Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations was approved. Motion passes.
17. Department Reports were given. The Eagle Grove Police Department Weapon Training Area is almost complete, alleyways were receiving additional millings, concrete patching will be completed this week, and the City is working to finalize some reports prior to the December 1 deadline.
18. Council member Weland made a motion to adjourn. Council member Pamperin seconded the motion. With no further discussion, Mayor McGrath called for a vote. Roll Call: All Ayes. Motion Passes. Meeting adjourned at 7:58 p.m.



City Administrator