

City of Bancroft
Regular Council Meeting
November 9, 2015
7:00 PM

Minutes-

Mayor Johnson opened the meeting at with the Pledge of Allegiance at 7:00 PM.

Roll call was taken with Robert Richter, Phil Jaren, Jeremy Fraker, and Barb Schemmel, present. Corey Rasch was excused. Staff present was Crysti Neuman, City Director, Tim Rowlet, Utility Clerk, Brian Hatten, Utility Superintendent, Mark Reimers, Streets. Guests present were Tim Moreau, Jason Petersburg Veenstra and Kimm, Chris Diggins, NIACOG, Mayor –elect Tom McCleish, Resident Damon Rolling, Ellen & Tim Broesder, Steve Mulligan and Bruce Stover from Murphy Tractor.

Motion by Jaren, second Fraker to approve agenda. All approve. Motion carried.

Motion by Jaren, second Schemmel to approve Consent agenda. All approve. Motion carried. Schemmel would like for council to look at the best funding for ambulance at budget time.

Motion by Jaren, second Rasch to approve bills. All approve. Motion carried.

No one to speak at Public Forum.

Motion by Richter second Schemmel to approve pay Estimate No. 2 in the amount of \$40484.58 to MaGuire Iron. All approve. Motion carried.

Motion by Richter, second Schemmel to approve Resolution 2015. 11.01 A Resolution to Accept Work and Improvements on Water Tower- Maguire Iron. Roll Call vote Richter-aye, Jaren-aye, Fraker-aye, Schemmel-aye. All approve. Motion carried.

Motion by Schemmel, second Richter to have Veenstra and Kimm provide supplemental Agreement for Design Work for Summit Ave from Kossuth Street to Ramsey St. All approve. Motion carried.

The public hearing on the proposal to submit a CDBG application to IEDA was opened at 7:15 PM. Chris Diggins, NIACOG staff presented the following:

The need for the activity has been identified by the City Council, residents and businesses of the City and the IDNR for several years.

The proposed activities will be funded with a combination of CDBG funds and a State Revolving Loan Funds from the Iowa Finance Authority.

The application has a due date of January 8, 2016, and will be submitted by that date.

The City of Bancroft is requesting \$300,000 in CDBG funds.

57.12% low- and moderate-income persons, according to an income survey completed in May and June 2015, will benefit from the project. Therefore 57.12% or \$171,360 of federal funds will benefit LMI persons.

The proposed activities will be conducted adjacent to the existing wastewater treatment lagoon.

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 construction of expanded Controlled Discharge Lagoon Treatment System including acquisition, sludge removal, construction, in-plant piping and structures, mobilization and restoration as well as engineering (bidding, inspection, construction administration) legal and administration.

Following review of the proposed application, Diggins reviewed the completed CDHNA the City Council developed for the Residential Sustainability Program Housing Application in 2014. The Council reaffirmed the CDHNA with some additions The CDHNA is as follows:

CITY OF BANCROFT- COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT

MAJOR HOUSING AND COMMUNITY DEVELOPMENT NEEDS OF LOW AND MODERATE INCOME PERSONS IN BANCROFT:

1. Safe, adequate municipal water, wastewater and storm water systems.
2. Providing assistance to low income families in owning and maintaining safe, decent, and affordable housing.
3. Providing assistance in the availability of safe, decent, low income rental housing for the elderly and for young working families.
4. Expanding affordable housing in the \$40,000 - \$60,000 range.
5. Expanding ongoing efforts to assist elderly and low income households with their rehabilitation needs.

OTHER MAJOR COMMUNITY DEVELOPMENT AND HOUSING NEEDS:

1. Adequate infrastructure to serve the residents, business and industry.
2. Revitalization of the downtown business district.
3. Attraction of new businesses to the community.
4. Developing strategies that would stimulate the construction of single family homes
5. Providing attractive and appropriate alternative housing choices for elderly residents

PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS HOUSING & COMMUNITY DEVELOPMENT NEEDS

1. Continue intense efforts to make infrastructure and community betterment improvements in order to enhance the quality of life for all residents and business owners
2. Apply for CDBG funds for a wastewater system improvement project to expand the controlled discharge lagoon to meet IDNR requirements.
3. Continue to seek strategies that would aid in the rehabilitation of existing housing.
4. Actively promote available first-time home buyers programs, downpayment/closing costs assistance programs, or other programs to aid homebuyers in the community
5. Continue to promote the City's tax abatement program to encourage new construction and enhance efforts to seek out other new residential construction incentives
6. Continue efforts to keep the downtown area attractive to potential occupants
7. Continue to support continuum of care efforts that have been accomplished to date for elderly residents of the community
8. Continue to work with and support the Kossuth County Economic Development Corporation in their housing, community, and economic development efforts,

Developed and prepared at a Council Meeting of the City of Bancroft on November 9, 2015.

7 local residents were in attendance.

Motion Fraker, second Jaren to close Public Hearing at 7:25 PM regarding Community Development Block Grant Application for wastewater system improvements. All approve. Motion carried.

Motion by Richter, second Schemmel to submit Community Development Block Grant Application for wastewater system improvements . All approve. Motion carried.

Motion by Richter, second Schemmel to approve Mayor and City Clerk to sign application documents as necessary on behalf of the City of Bancroft regarding the Wastewater Lagoon Expansion Project. All approve. Motion carried.

Discussion regarding the water loss at parcel will further be looked into to see if there may be other possible hook ups into the line. The line however is private and it is the homeowner's responsibility to find and correct issues. The Utility will look at some options with homeowners to try to pinpoint the problem. Motion by Richter, second Schemmel for Rahe to pay the base charges of \$17.25 until problem is resolved. All approve. Motion carried.

Motion by Schemmel, second Jaren to approve changing December meeting from December 14, 2015 to December 7, 2015. All approve. Motion carried.

Motion by Richter, second Schemmel to approve Annual Financial Report FY 15. All approve. Motion carried

Motion by Richter, second Schemmel to approve Annual Urban Renewal Report FY 15. All approve. Motion carried.

Motion by Schemmel, second Richter to approve Wellmark Health Insurance Increase of 4.2%. All approve. Motion carried.

Motion by Richter, second Jaren to approve Liquor License for Bancroft Cargo. All approve. Motion carried.

Motion by Richter, second Schemmel to approve hiring Dean Rahe for Seasonal snow removal for Public Housing and other areas of City. All approve. Motion carried.

Table item in regards to hiring outside contractor to clean City offices one time per week.

Committee meetings for Electric Utility Budget and Jobs and Analysis will follow the special meeting on Monday, November 16, 2015 at 5:00 PM

Motion by Fraker, second Richter to approve TIF payment to Bancroft Foundation in the amount of \$2866. All approve. Motion carried.

Motion by Richter, second Jaren to approve charging \$10 for unlocking any property that is locked. All approve. Motion carried.

Motion by Richter, second Jaren to approve payment request CDBG Housing Grant Contract Number 15-HSG-010 in the amount of \$1200 to NIACOG. All approve. Motion carried.

Item regarding Payloader is tabled until a Special Meeting at 5:00 PM on November 16, 2015.

Motion by Jaren second Richter to set Public Hearing for December 7, 2015 for FY16 Electric Utility Budget at 7:15 PM. All approve. Motion carried.

Motion by Fraker, second Schemmel to remove soft Maple Tree on the SE Corner of Greenwood and Portland if Uility Superintendent deems necessary. All approve. Motion carried.

Motion by Richter, second Fraker to approve \$1000 donation for Kossuth Economic Development 2016. All approve. Motion carried.

Motion by Jaren, second Richter to approve paying engineering invoices to Veenstra & Kimm , Inc for project # 41629 Invoice # 2 \$4834 out of Capital Streets. All approve. Motion carried.

Motion by Schemmel, second Jaren to adjourn meeting at 8:44PM All approve. Motion carried.

Mayor Tom Johnson

Crysti Neuman