

**PUBLIC HEARING & REGULAR COUNCIL MEETING  
WEDNESDAY, DECEMBER 14, 2016  
5:30 P.M. CIVIC CENTER / CITY HALL**

**OFFICER PRESENT:** WILSON

**COUNCIL PRESENT:** HUSTON, PRIOR, KAALBERG, WINK

**COUNCIL ABSENT:** PAYNE

**PUBLIC HEARING-PROPOSED APPLICATION THE CITY OF COLUMBUS  
JUNCTION PLANS TO SUBMIT TO THE IOWA ECONOMIC DEVELOPMENT  
AUTHORITY FOR OWNER OCCUPIED HOUSING REHABILITATION PROGRAM  
IN A TARGETED NEIGHBORHOOD WITHIN COLUMBUS JUNCTION CITY  
LIMITS-DAN EBERHARDT-SEIRPC**

The need for this project was originally identified through interaction of Columbus Junction City Officials and staff of the Southeast Iowa Regional Planning Commission and specifically how citizens and the city could benefit from an owner occupied rehabilitation program.

Grant will be funded by the CDBG Housing Fund through the Iowa Economic Development Authority and the City of Columbus Junction.

Applications must be submitted by Friday, January 13<sup>th</sup>, 2017.

The City of Columbus Junction will request \$232,994.00 from the Iowa Economic Development Authority for an owner occupied rehabilitation program.

All households assisted through this program will qualify based on income guidelines not to exceed 80% of county median income.

Louisa Co. -%MFI-80% 1-person -\$35,500.00 2-person- \$40,000.00 3-person-\$45,600.00 4-person-\$50,500.00 5-person-\$54,650.00 6-person-\$58,800.00.

The owner occupied rehabilitated activity will take part in Columbus Junction's targeted neighborhood. Roughly bounded by Highway 92 to Gamble Street and from Main Street to 4<sup>th</sup> Street.

Under rehabilitation processes, households will not be displaced. In some instances some households could be asked to move temporarily while such things as plumbing, electrical, or lead based paint need to be dealt with. Proper coordination between the contractor and homeowner can prevent displacement.

Any household asked to leave their premises will be told to do so for their own safety. This will be paid for out of "administrative costs" of the program.

Owner occupied rehabilitation means just that. Items covered are things such as electrical, plumbing, heating and venting, windows, roof, siding, and foundation. The program does not cover things such as new construction, landscaping and appliances.

There being no comments or objections from the audience and none received by the City Clerk, Mayor Wilson closed the public hearing.

**REGULAR MEETING**

## **CONSENT AGENDA**

Previous minutes, claims and liquor license renewal request from Casey's General Store.

Motion by Kaalberg to approve consent agenda, second by Prior. Huston –yes, Prior – yes, Kaalberg –yes, Wink –yes, (Payne Absent) Approved.

**CITIZEN'S CONCERNS**-None

**RESOLUTION #121416-APPLYING FOR OWNER-OCCUPIED REHABILITATION MONIES THROUGH THE 2017 CDBG HOUSING FUND PROGRAM IN THE AMOUNT OF \$232,994.00**-Resolution states that Columbus Junction pledges to commit a cash match of \$15,000.00 in rehabilitation activities associated with rehabilitating at least six homes throughout the targeted area.

Motion to approve Resolution #121416 by Kaalberg, second by Wink. Huston –yes, Prior –yes, Kaalberg –yes, Wink –yes, (Payne Absent) Approved.

**APPROVE FEDERAL ASSURANCES SIGNATURE PAGE-CERTIFYING ACTIVITIES FUNDED UNDER THE CDBG PROGRAM**-Motion to approve by Kaalberg, second by Wink. Huston –yes, Prior –yes, Kaalberg –yes, Wink –yes, (Payne Absent) Approved.

**APPROVE APPLICATION DISCLOSURE UPDATE**- Motion to approve update by Kaalberg, second by Wink. Huston –yes, Prior –yes, Kaalberg –yes, Wink –yes, (Payne Absent) Approved.

**APPROVE OWNER-OCCUPIED REHABILITATION ADMINISTRATIVE PLAN**- Motion to approve Administrative Plan by Kaalberg, second by Wink. Huston –yes, Prior –yes, Kaalberg –yes, Wink –yes, (Payne Absent) Approved.

**REVIEW CORRECTIONS MADE BY DEPT. OF MANAGEMENT URBAN RENEWAL REPORT**-For the debt outstanding amount, original report stated that there was an overpayment of TIF to the City; correction is for an amount of \$98,153.00 left to be collected by the City of Columbus Junction.

## **COMMITTEE REPORTS**

**Utilities** – None

**Streets & Sidewalks** – None

**Public Safety**-Officer Scott Hardy graduated from the Police Academy on Friday, December 9<sup>th</sup>, 2016. Police Dept. will now be back to full force status.

**Finance**- None

**Community Development Center**-Tomorrow at 4:00 p.m. there will be a ribbon cutting ceremony for the new Ambulance Building. The public is invited to attend.

**Library Report**-Mandy Grimm, Director recently completed the annual report for the library. Report is available for viewing at the library during regular library hours. Mandy has completed her classes for certification. Board met last night discussed keeping the library open until 7:00 p.m. on Tuesdays, currently library closes at 6:00 p.m. This will start in January and will be a trial basis for 90 days. State Library Rep. will be her January 10<sup>th</sup>, 2017.

**MAYOR'S REPORT**- None

***Meeting adjourned by Mayor.***

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**Mayor**

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**Attest: City Clerk**