

PROBLEM SOLVED



Annual Report 2010

Southern Iowa Council of Governments



Joint Statement from the Chairman of the Board and the Executive Director

This *Annual Report*, covering January 1, 2010 to December 31, 2010, details the activities and services of the Southern Iowa Council of Governments. The Board of Directors is proud to present this report to our membership and to our regional community.

SICOG is viewed in different ways by the public agencies and economic development groups with whom the organization most directly interacts. It can be said that SICOG is a component of the regional economic development system; it is a shared technical resource pool for local governments; and it is a forum for multi-jurisdictional planning and problem solving. SICOG's staff members provide grantsmanship, technical assistance and planning assistance to local governments. Additionally, your staff provides data and information for all kinds of purposes, loans for job creation and homeownership, emergency repairs and rehabilitation for homeowners, disaster recovery and a variety of information concerning numerous other problems.

It is important to emphasize that SICOG, is *whatever* our member governments want it to be; but most of all we are "problem solvers". SICOG does not impose taxes, nor does it enact law. We exist because our members want and need our services.

This past year has been one of growth, disasters and recovery, new projects and programs and continued services to our members.

The pages that follow offer a summary of the work completed by your staff and outline the problems solved. The Project Boards, cities, counties, development corporations, all of our partners and the organization's thirteen-member Executive Board have provided policy direction and have guided the organization over the past year.

The members of the Southern Iowa Council of Governments have reason to be confident in our agency's good stewardship of the human and financial resources available to it. SICOG has earned a reputation for high-quality performance and utilization of external funding to address targeted needs within the agency and the region. During the past thirty-eight years, SICOG has obtained over \$130 million in funding for needed city and county projects, assisted five hundred and eighty-three families purchase a home, and saved or created over 1,500 jobs.

The Southern Iowa Council of Governments is proud to have served as a catalyst for cooperation, efficiency, economic advancement and regional well-being. Members and citizens alike have been well served. We take great pride in knowing that we assist our members in solving their problems.



Amy Lampe, Chairperson



Timothy Ostroski, Executive



Goals & Objectives

The basic purpose of the Southern Iowa Council of Governments is to provide local leadership and establish a framework for redeveloping and improving a comprehensive plan of action for the accelerated development and orderly conservation of all the resources of southern Iowa.

SICOG is federally recognized as the service provider for the Southern Iowa EDD that includes eight (8) counties; hence SICOG provides direct access to federal programs. As part of this implementation, SICOG is instructed to develop annual regional development priorities for the region based on the diverse needs and communities in the region. Theoretically, the priorities should drive local, regional, and national investment efforts that impact the region.

The prioritized goals in this section have been agreed upon by area citizens, through their elected representatives and appointed officials, as being the most desirable for southern Iowa.

Overall, the needs of our region fall within these seventeen categories. While other needs certainly are present, the limited resources of our members make it extremely difficult to extend beyond these areas without substantial outside funding and incentives. The budget pressures faced by local governments recently have forced a refocusing on core services with less investment in housing, planning, youth, elderly, and social services.

Priorities in this region continue to focus on quality of life issues that the members can affect. Housing availability and sewer systems to support economic development continue to dominate. A stable environment with quality water and sewer infrastructure and quality recreation options is also seen as vital.

Economic development has been and remains to be the preeminent focus of communities within our region. This is not to say that these communities have failed at this priority, but simply that economic development is essential as our region continues to position itself within a worldwide economy.

2010 Regional Priorities

- 1: Economic Development** | Invigorate the regional economy through local development.
- 2: Housing** | Ensure adequate housing for all citizens of the region, with emphasis on housing for persons of low and moderate income, elderly, and special needs.
- 3: Transportation** | Develop the regional transportation system to enhance regional economic development and stability.
- 4: Sewer/Wastewater Treatment Systems** | Protect the environmental quality of life in southern Iowa.
- 5: Community Services** | Improve and develop new social, cultural, and educational opportunities for southern Iowa residents.
- 6: Water Resources** | Complete a regional water supply mechanism to meet residential, commercial, industrial, and civic needs.
- 7: Local Planning and Management** | Expand and improve the functions of local governments and regional service groups related to community development.
- 8: Recreation** | Develop new and enhance existing recreational facilities.
- 9: Solid Waste** | Reduce solid waste consumption to comply with Iowa environmental regulations.
- 10: Comprehensive Planning** | Develop and implement local and regional comprehensive planning practices.
- 11: Energy** | Encourage the conservation of energy and the use of alternative energy sources in southern Iowa.
- 12: Elderly** | Provide for the housing, transportation, and health care needs of elderly persons and groups in southern Iowa.
- 13: Youth** | Provide programs and facilities to enrich the lives of youth in southern Iowa.
- 14: Rural Health** | Improve access to and delivery of primary health services to all citizens in the region.
- 15: Value-added Agriculture** | Encourage the development of agriculture-related processing operations in southern Iowa.
- 16: Social Services** | Encourage the development and implementation of local education, training, and prevention programs to benefit the welfare of communities.
- 17: Other** | Provide assistance to communities in areas that are not currently addressed by other priorities.

Planning Activities



SICOG has the staff, experience, and planning programs with which do a wide variety of planning activities that include the following:

- General land use and community planning
- Housing planning
- Economic development and site assessment planning
- Hazard mitigation planning
- Recreation and historic preservation planning
- Water, sewer, and community facilities and services planning
- Revitalization assistance
- Public meeting facilitation, networking, and visioning
- Capital improvements planning
- Strategic planning

The following are the major programs and services delivered to our membership and local groups to serve the needs of the entire region.

Census Data

SICOG acts as a regional census data center assisting member communities with information needed for planning and strategic efforts.

Community Development

SICOG promotes a regional voice in the economic development process by providing our own revolving loan funds, outside funding sources, and business planning services.

Comprehensive Economic Development Strategy

The SICOG CEDS is an official public document adopted as a policy guide to decision-making

regarding the social, economic, and physical development of the area.

Community Facilities and Services

SICOG assists with planning and funding for such facilities as senior centers, child day care centers, water and sewer projects, fire plans, hazard mitigation, and geographic information systems.

Comprehensive Planning

Comprehensive planning is an extensive process, which aids local governments in planning for orderly growth and development.

EDA Planning

SICOG receives a planning grant from the U.S. Economic Development Administration (EDA) to stimulate economic development in Area XIV through job creation, capital investments, and marketing.

Housing Assessments and Surveys

SICOG completed housing conditions surveys, housing needs assessment, and funds research for various communities that have indicated interest in CDBG housing rehabilitation funds.

Hazard Mitigation Planning

SICOG staff is familiar with the hazard mitigation planning process and has authored many Disaster Mitigation Act of 2000 compliant plans.

Recreation, Tourism & Downtown Revit.

SICOG has been instrumental in assisting communities and non-profit organizations with projects related to downtown revitalization, historic preservation projects, and recreation and tourism.

Tax Abatement (Urban Revitalization Plan)

The Urban Revitalization Plan (URP) enables communities to take advantage of the opportunities to influence its growth by stimulating investment from the private sector.

Tax Increment Financing (Urban Renewal Plan)

Tax Increment Financing (TIF) enables a city/county to use the property tax dollars produced from new private development for specific improvements.

Transportation Planning

SICOG continues to provide transportation planning services to the RPA 14/ATURA Transportation Planning Affiliation.

Revolving Loan Funds

SICOG is a designated Economic Development District (EDD) and has become the leader in stimulating southern Iowa's economic growth. Through SICOG's assistance, hundreds of jobs have been created through programs such as the Economic Development Administration programs, HUD Development Programs, the USDA-RD Business and Industry Program, the Community Economic Betterment Account, the CDBG funded Economic Development and Public Facilities Set Aside Programs, and the SICOG Revolving Loan Fund.

Industrial Revolving Loan Fund

SICOG received funding from the U.S. Economic Development Administration (EDA) to establish a Revolving Loan Fund (RLF). An affiliate organization, the Southern Iowa Development Group (SIDG) implements and promotes all Revolving Loan Fund (RLF) programs. Since 1987, the Industrial Revolving Loan Fund has created or retained thousands of jobs within the region.

SICOG/SIDG also received funding from the Farmers Home Administration (FmHA, now USDA Rural Development) for \$70,000 to be set up as a revolving loan fund. Eight loans have been made through this fund to varied industries throughout the SICOG region.

Housing Revolving Loan Fund

The Housing Revolving Loan Fund (HRLF) was designed to encourage new home-ownership in the Southern Iowa Economic Development District. The main objective of the program is to assist first time homebuyers with their down payment and closing costs and thus be able to purchase a home. 59% of the loans made through this program have gone to low-to-moderate income households.

SICOG has made 583 loans since the beginning of the SICOG H-RLF. This loan program has helped First Time Home Buyers purchase \$25,013,905.00 worth of homes in the SICOG region.

Community Investment Revolving Fund

The Community Investment Revolving Fund (CIRF) is available to member communities with a

population under 3,500 in all eight counties of the SICOG region. The eligible communities will be able to use the funds to repair, expand or modernize the community's buildings and equipment in emergency situations. A number of communities in this region do not have a very large operating budget and many times cannot come up with enough funds to make the needed repairs.

Single Family Rehab Revolving Fund

SICOG received funding from the Iowa Finance Authority (IFA) to establish a Revolving Loan Fund designed to assist homeowners in making repairs to their homes or to assist with minor rehabilitation projects. The maximum loan amount is \$5,000 per homeowner and funds are focused for households at or below 80% Area Median Income (AMI) however, up to 115% AMI is also allowed. SICOG has assisted two (2) homeowners through this program.



Grantsmanship & Grant Activity

Grantsmanship remains a key component of our service to our membership. SICOG annually prepares grants for local governments, government agencies, civic organizations, and other quasi-government organizations that affect the quality of life of membership. Most of the grants prepared fall in the range of community and economic development.

The following are some of the grant programs in which SICOG specializes, and a tabulation of some of the funding secured by the organization in 2010.

Community Development Block Grants (CDBG)

Water & Sewer Fund

City of Creston	Sewer Lines	\$524,000
City of Mount Ayr	Sewer Lines	\$418,000

Housing Fund

City of Creston	Rehabilitation	\$320,000
City of Mount Ayr	Rehabilitation	\$187,000
City of Winterset	Rehabilitation	\$320,000

Community Attraction & Tourism Grants (CAT)

City of Lenox	Community Center	\$130,300
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Neighborhood Stabilization Program (NSP)

City of Corning	\$312,750
City of Creston	\$380,800

Other programs in which SICOG specializes include the following:

- Assistance to Firefighters Grants
- CDBG Community Facilities
- CDBG Economic Development Set-Aside
- CDBG Public Facilities Set-Aside
- Community Economic Betterment Account
- Community Foundations
- County Endowment and Pillars Grants
- EDA Public Works
- Hazard Mitigation Grant Program (HMGP)
- Land and Water Conservation Fund
- Revitalize Iowa's Sound Economy (RISE)
- Traffic Safety Improvement Program (TSIP)
- USDA-RD Community Facilities Grants
- Watershed Improvements Review Board
- Disaster Programs

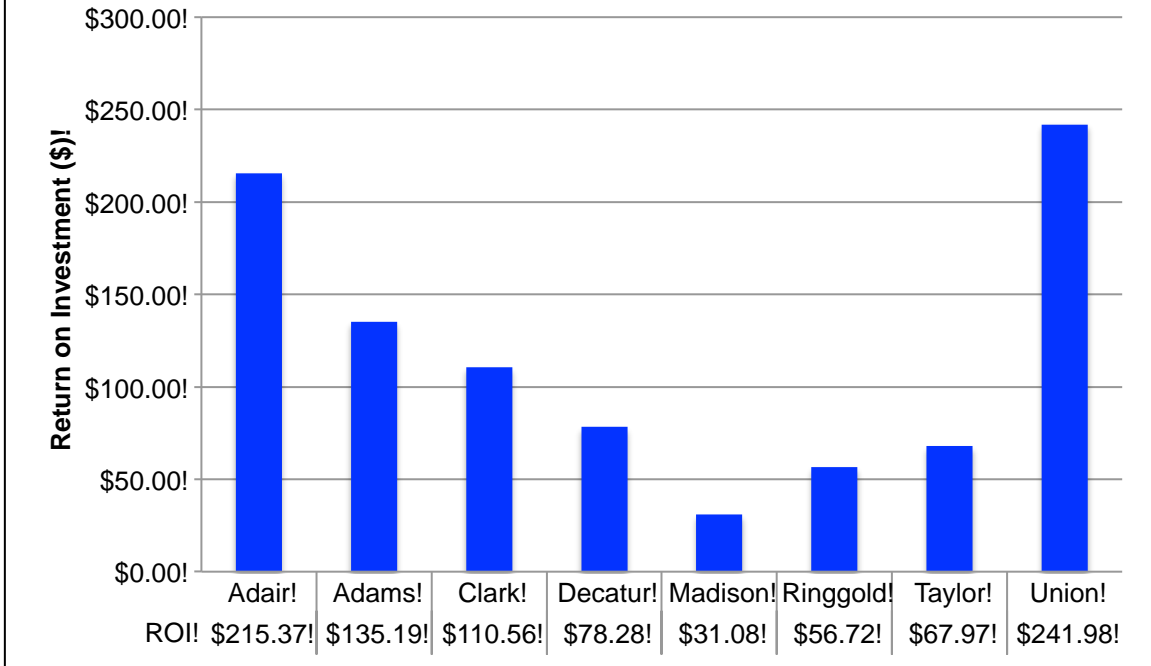
The following list shows the CDBG contracts administered by SICOG in 2010.

CDBG Grant Administration

Adair	Sewer System Renovation
Corning	Neighborhood Stabilization Program
Corning	Downtown Revitalization
Creston	Neighborhood Stabilization Program
Creston	Owner-Occupied Housing Rehabilitation
Creston	Hwy 34 Sewer Line Improvements
Creston	East Side Sewer
Creston	Water Treatment Plant Renovation
Lamoni	Water Plant Renovation
Lenox	Owner-Occupied Housing Rehabilitation
Mount Ayr	Owner-Occupied Housing Rehabilitation
Mount Ayr	Sewer Lines
Osceola	Sewer Line Replacement
Redding, Benton Delphos & Maloy	Sewer Lines & Lagoons
St. Charles	Sewer Plant
Truro	Owner-Occupied Housing Rehabilitation
Union Co.	ARRA-12 Mile Water Plant Improvements
Winterset	Owner-Occupied Housing



2010 Return on Membership Investment !



Historical Overview of Funded Grants

	AREA XIV 1972 to 2010	Calendar Year 2010
ADAIR	7,525,447.65	\$379,907
ADAMS	14,340,395.32	\$515,091
CLARKE	18,913,466.85	\$858,276
DECATUR	15,968,054.85	\$578,178
MADISON	11,451,532.85	\$370,407
RINGGOLD	13,482,523.65	\$263,707
TAYLOR	14,833,808.32	\$401,957
UNION	31,098,739.35	2,531,786
REGION	4,499,040.00	\$36,029
Dexter	745,785.00	\$0
New Virginia	567,486.00	\$0
Van Meter	59,000.00	\$0
TOTAL	133,485,279.84	\$5,935,338



Technical Assistance in 2010

SICOG provides staff assistance for background work, such as data research, community forums, educational meetings, referrals for services, funds seeking, and information dissemination from state and federal agencies. SICOG also expends a large amount of time completing technical assistance for members and other clients for planning, grant writing, special projects, and other local projects to progress smoothly.

ADAIR

Adair Co. - Multiple jurisdiction hazard mitigation plan preparation
Adair Co. - Water trail signs
Adair - TIF
Adair - Assisted living facility funding
Adair - Urban Renewal
Bridgewater - Funding dilapidated housing demolition
Fontanelle - Housing rehabilitation program funding
Orient - Land use planning and economic development
Orient - Park Improvements
Orient - Re-codification of city ordinances

ADAMS

Adams Co. - Fitness center equipment funding research
Adams Co. - Multiple jurisdiction hazard mitigation plan
Corning - Fire station funding assistance
Corning - NSP administration and technical services
Corning - Rail Expansion
Nodaway- Municipal sign TE funding
Prescott - Funding research for an AED unit for the local EMS service
Prescott - Funding research for library needs and projects
Prescott - Municipal sign TE funding

CLARKE

Clarke Co. - Road Improvements
Clarke Co. - HMPG Grant Application for Daycare
Clarke Co. - Funding for a safe room and surveillance cameras at county hospital
Murray - Discussed funding for a new housing development
Murray - Urban Revitalization Plan
Osceola - Fire station funding assistance
Osceola - Downtown historic building renovation funding
Osceola - Funding for former depot restoration project
Osceola - New Production CDBG
Osceola - HUD College Grant
Osceola - I-Jobs Application
Osceola - Industrial Project
Osceola - Land Acquisition
Osceola - Main Street Hotel
Osceola - SRF Application

DECATUR

Decatur Co. - Funding for county recreation and fairground improvements

Decatur Co. - Multiple jurisdiction hazard mitigation plan preparation
Grand River - Funding for culvert/flood control project
Lamoni - Funding for bridge repairs
Lamoni - Application for housing rehabilitation funding
Lamoni - Additional power production capacity
Lamoni - Water line rehabilitation
Leon - Funding for water pumping station

MADISON

Madison Co. - Energy Efficiency Block Grant
Madison Co. - Grant opportunities for Historic Courthouse
Earlham - Funding for city asset energy efficiency needs
Earlham - Research of funding options for public safety building
Earlham - Funding of a tornado safe room
Earlham - Park improvements and trails funding
Patterson - CDBG Grant Application for Sewer
Patterson - New Housing Program
Winterset - Funding for a restroom/safe room
Winterset - Funding for Electric code training and infrastructure projects
Winterset - Funding for skate park
Winterset - USDA Grant Locker
Winterset - FEMA Street Damage
Winterset - Healthy Iowans Initiative, Community & School

RINGGOLD

Ringgold Co. - Multiple jurisdiction hazard mitigation plan update preparation
Diagonal - Funding for improvements at Fogle Lake
Diagonal - Downtown Beautification Project funding
Kellerton - Community museum and park improvements funding
Mr. Ayr - Downtown area sewer funding research
Mt. Ayr - 2009 CDBG sewer project administration
Mt. Ayr - Aquatic center HMGP administration
Mt. Ayr - Downtown streetscape funding research
Mt. Ayr - Proposal for a smart comprehensive plan
Mt. Ayr - Housing Conditions Assessment
Mt. Ayr - Housing rehabilitation application
Redding - Park improvement funding options

TAYLOR

Taylor Co. - Multiple jurisdiction hazard mitigation plan
Bedford - Housing rehabilitation funding discussions

Bedford - Main Street Challenge Grant
 Bedford - STP funding for curb & gutter project
 Clearfield - Funding options for snow moving equipment
 Clearfield - Numerous small planning projects and infrastructure needs
 Lenox - Funding for community center
 Lenox - Municipal sign Transportation Enhancement funding
 Lenox - TIF/URP
 New Market - Funding for community center renovation
 New Market - Funding for a fixed power generator
 Sharpsburg - Funding for community improvements

UNION

Union Co. - Multiple jurisdiction hazard mitigation plan update
 Union Co. - Park-to-Park Trail connections to DNR trail
 Union Co. - Funding for generators at the county CARE facility
 Afton - Afton lake recreation funding discussion
 Afton - Funding for a community/senior center
 Afton - Proposal for a smart comprehensive plan
 Afton - Byrne-JAG Staffing Application
 Afton - USDA Police Vehicle Application
 Creston - Funding for a public childcare facility
 Creston - HMGP safe room assistance at McKinley Park
 Creston - Summit Lake WIRB administration
 Creston - Uptown improvements assistance
 Creston - Amtrak depot/platform funding
 Creston - CDBG Summit Lake
 Creston - CDBG Water Main Application
 Creston - NSP administration and technical services
 Creston - Federal Rail Crossing Safety Improvements applications
 Creston - I-JOBS Application
 Creston - I-JOBS Water Main Application
 Creston - OEI Community Grant Program
 Creston - Quiet Zone
 Creston - SRF Application
 Creston Historic Preservation Commission - Certified Local Government process
 Creston Historic Preservation Commission - Depot Restoration Funding
 Lorimor - City Code
 Lorimor - Comprehensive plan update
 Lorimor - Housing rehabilitation program funding
 Lorimor - Proposal for a smart comprehensive plan

SICOG AND REGIONAL

ATURA - Administration
 ATURA - Amtrak working group
 ATURA - Enhancement Grant Assistance
 ATURA - Long Range Transportation Plan
 ATURA - Passenger Transportation Plan
 ATURA - Public Participation Plan
 ATURA - Southern Iowa Trolley-planning/funding
 ATURA - Traffic Counters/reflectometers
 ATURA - Transportation Improvement Program
 ATURA - Transportation Planning Work Program
 SICOG - Administered FHLB emergency repair funds
 SICOG - Water/sewer infrastructure study
 Southern Iowa Trolley - Funding options for improved

bus communications
 Research for alternative energy funds
 Lead safe renovator training courses
 Funding for “green” projects and Stimulus opportunities
 Funding for emergency communications network
 State Data Center
 Adams Co Mapping
 Census and other data provision
 Comprehensive Economic Development Strategy
 EDA Planning Grant
 HRLF- Loan Program
 IFA LIHTC Inspections
 2010 Disaster Recovery
 IWD Development Program
 Smart Planning
 Regional Sustainable Community HUD
 USDA-RD RBEG Grant
 XRF Machine lead prevention

ASSOCIATE MEMBERS

Dexter - Assisted with handbook needs
 Dexter - Funding for library upgrades
 Dexter - Funding for renovations to senior housing
 Van Meter - Funding for community center, signs, trails

NON-MEMBERS

Assisted several schools with safe room grants
 Funding for John Wayne Birthplace
 Funding for Johnny Carson Birthplace
 Funding for Union County Habitat for Humanity
 Funding for private industries and business owners
 Marion County - Multiple jurisdiction hazard mitigation plan preparation
 Warren County - Multiple jurisdiction hazard mitigation plan preparation



SICOG Board Members & Staff

SICOG Board of Directors

Amy Lampe	Clarke County - Chairperson
Mark Olive	Adams County - Vice-Chair
Mike King	Union County - Secretary
Dave Ferris	Taylor County - Treasurer
Kurt Shaha	Ringgold County
Joan Acela	Madison County
J. R. Cornett	Decatur County
Michael Cooley & John Twombly	Adair, Bridgewater, Fontanelle, & Orient
Beth Waddle	Private Sector Representative
Michelle Tullberg	Private Sector Representative
Doyle Scott	Private Sector Representative
William Trickey	Private Sector Representative
William T. Higdon	Member-At-Large

SICOG Staff

Timothy Ostroski	Executive Director
Judy Brimm	Finance Director
Jeremy Rounds	Regional Planner
Becky Nardy	Transportation/Planner
Lucas Young	Housing Rehabilitation Specialist
Michael Helgerson	Disaster Recovery Coordinator
Mary Fleming	Office Manager/HRLF Specialist

SICOG Project Board Members

Adair County

- * Scott Homan
- * Michael Cooley/John Twombly
- * Linda Nichols
- * Vacant
- ▶ Scott Yarrington
- ▶ Randy Standley
- ◆ Bill Higdon

Adams County

- * Mark Olive
- * Tim Thibodeaux
- * Nicci Tucker
- * Bob Pafford
- ▶ Beth Waddle
- ▶ Larry Kester
- ◆ Bill Higdon

Clarke County

- * Amy Lampe
- * Fred Diehl
- * Mary Donner
- * Randy Wright
- ▶ Steve Weers
- ▶ Bill Trickey
- ◆ Bill Higdon

Decatur County

- * J.R. Cornett
- * Janelle Anders
- * Jo Beth Smith
- * Doris Reed
- ▶ Bill Morain
- ▶ Vacant
- ◆ Bill Higdon

Madison County

- * Joan Acela
- * Mark Nitchals
- * Ronald TeKippe
- * Joan Brown
- ▶ Heidi Burhans
- ▶ Doyle Scott
- ◆ Bill Higdon

Ringgold County

- * Kurt Shaha
- * Charles (Chuck) Waske
- * Kristina Nail
- * Lowell Johnson
- ▶ Marlene Tull
- ▶ Malcom Eighmy
- ◆ Bill Higdon

Taylor County

- * Dave Ferris
- * Frank Sefrit
- * Lary Wyckoff
- * Robert Halligan
- ▶ Tom Bender
- ▶ Michelle Tullberg
- ◆ Bill Higdon

Union County

- * Mike King
- * Warren Woods
- * Shelley Burger
- * John Kilpatrick
- ▶ Gabe Carroll
- ▶ Vacant
- ◆ Bill Higdon

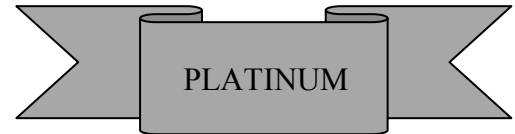
Legend

- * Public Sector
- ▶ Private Sector
- ◆ At-Large

SICOG Partnership Program

*SICOG is Pleased to Honor Those Who Generously
Participated In Our Partnership Program*

Creston City Waterworks of Creston



Iowa State Savings Bank of Creston



Clarke County State Bank of Osceola
First National Bank of Creston and Afton
Lenox Municipal Utilities of Lenox
Southern Iowa Rural Water Assn. of Creston



Clarke County Development Corporation of Osceola
Clarke Electric Cooperative of Osceola
Farmers & Merchants State Bank of Winterset
Garden & Associates, Ltd., Engineers & Surveyors of
Creston & Oskaloosa
Greater Regional Medical Center of Creston
Heartland Energy Solutions of Mount Ayr
Howard R. Green Company of Des Moines
Michael Foods of Lenox
Okey Vernon First National Bank of Corning
Paul Mueller Company of Osceola
Tyler Insurance Services of Creston



Adams Community Economic Development Corp. of Corning
American State Bank of Osceola
Bedford Area Development Center of Bedford
Bradley Angus Farms of Lenox
Corning Municipal Utilities of Corning
Lenox Development Corporation of Lenox
Ringgold County Development & Tourism of Mount Ayr
Saylor Realty of Osceola
State Bank of Brooks of Corning
Union County Development of Creston
Union State Bank of Winterset



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