

# THE WINDMILL

## Adair Downtown Façade Program is Complete



The City of Adair was awarded \$300,000 in CDBG funds from IEDA to complete a downtown building storefront façade improvement project. Adair’s project involved 15 buildings along its main street (Audubon Street). This project invested nearly \$800,000 in these buildings and included door and window replacement, tuck point work, brick and masonry repairs, painting, electrical upgrades, new signs, awning replacement, and more. Each owner and the City of Adair participated in the project. Adair is one of the smallest towns in Iowa to successfully implement the program and it is reaping benefits, as interest from business owners to locate in the area is increasing. This is one of many projects Adair is undertaking to improve itself. The town is currently undergoing major water plant and water main upgrades, construction of a new fire station, and business growth. SICOG administered this grant with the team of City staff, a local volunteer project coordinator, Cornerstone Commercial Contractors as the construction team, and Genesis Design as the architect.

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## A View From the First Tee

I will take this opportunity to wish you a happy St. Patrick's Day! It is my promise to you that by the next time you read this column, the temperature will be above 50 degrees (like that is an unusual happenstance this winter). Additionally, NO MORE SNOW until next year.

As I indicated last month, on March 26<sup>th</sup> the Board of Directors will hold SICOG's 45<sup>th</sup> annual meeting. We have prepared our Annual Report that will be available March 26, check our web site ([www.sicog.com](http://www.sicog.com)).

Spring break is another item to be discussed. What is spring break? I don't know. It appears to be a week off from school when everyone goes someplace. I know that neither the federal or state governments refer to it. Farmers and businesses don't celebrate it. All that I can find on the Internet, is that it occurs in March and kids are not in school. So what do you do? I've been told (by many people) that you have to go somewhere. We are thinking of Beaconsfield, Iowa. Don't laugh, it is a great little community with lots of history.

The State of Iowa, through the Iowa Economic Development Authority (IEDA) and the Iowa Finance Authority, receives millions of dollars each year from the U.S. Department of HUD to invest in projects that benefit Low/Moderate Income (LMI) persons in Iowa communities. As a condition of receiving this funding, the State must present a consolidated plan to HUD every 5 years. The planning process (data collection and input) for the 2020-2024 consolidated plan in Iowa has been underway for several months now. When completed and submitted to HUD later this year, it will describe the needs, resources, priorities, and method of distribution for the various programs addressed in the Plan.

Here is a side note: I once asked my 95-year-old grandmother (1895 to 1990) what she thought was the greatest invention in her lifetime. Without hesitation, she said, "the radio". If my grandkids would ask me that same question, I would respond - the Snoopy Hot Dog Maker.

I would like to thank the members of the SICOG County Boards, the SICOG Project Board and the SICOG Executive Board for all of their hard work, dedication and commitment to this area over the past year. In next month's newsletter, I will report on the election of officers for the new year. I look forward to working with all individuals to create new and needed programs for the benefit of the area.

Your SICOG staff is continually swamped with requests for the funding of parks, fire protection equipment, water towers, sludge lagoons, sewer systems, water plants, wastewater treatment facilities and many more. We will continue to provide the excellent services as we have in the past.



For more informational news about the region and SICOG activities, I would highly recommend reading the remainder of this newsletter.



*As always, if there is anything I can do, please let me know. Our phone number is 641.782.8491. Remember, we are working for you.*



*Timothy Ostroski*

## SICOG Executive Board Meeting of February 5, 2019

Vice-chairman, Dan Christensen called the meeting to order at 1:01 p.m. with the following members present: Christensen, Davidson, Fitch, Lesan, McCann, Minnick, Riley, Tullberg, Twombly, Waddle and Zabel. Staff present: Ostroski and Brimm. Twombly made a motion to approve the agenda. Minnick seconded the motion, all ayes. Motion carried. McCann made a motion to approve the minutes of the January 8, 2019 meeting. Zabel seconded the motion, all ayes. Motion carried. Waddle made a motion to approve the financial reports for the month of January. Riley seconded the motion, all ayes. Motion carried. A motion was made by Twombly to approve the Resolution to adopt the Investment Policy as presented. McCann seconded the motion. A roll call vote was taken: all ayes. Motion carried. Tullberg made a motion authorizing Ostroski to complete and submit the application for the amendment to the EDA Planning Grant. Davidson seconded the motion, all ayes. Motion carried. Lesan made a motion to approve the office providing the health insurance plan (as presented) for employees with SICOG paying 100% of the premium, the employee will be responsible to pay the first \$1,000 of the deductible and SICOG will reimburse the employee for the second half / additional \$1,000 of the deductible, provided the employee submits an Explanation of Benefits (EOB) for the reimbursement. Also, SICOG will limit the cost share of the deductible at \$1,000 / maximum for this year. Zabel seconded the motion. All ayes, motion carried. Waddle made a motion to approve the Resolution supporting the Iowa Prison Industries Affordable Home Program, as presented. Davidson seconded the motion. A roll call vote was taken: all ayes. Motion carried. Other items discussed included: CEDS, Partnership Program, Annual Project Board Meetings, Grant Report, Grant Contracts, State Legislature. Twombly moved to adjourn the meeting at 1:49 p.m. McCann seconded the motion, all ayes. Motion carried.

Minutes Submitted by Brimm

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## Greenfield Senior Citizen Housing Awarded Federal Home Loan Bank Grant More Funds Available for Your Project

The Federal Home Loan Bank of Des Moines (FHLBDM) has awarded a \$200,000 subsidy to the Union State Bank in Greenfield for its sponsored project, the renovation of the Greenfield Senior Citizen Housing Corporation. This subsidy, which is effectively a grant to the housing provider, will help renovate 22 rental-housing units for seniors and special needs persons in Greenfield. The grant was one of several awarded in Iowa earlier this year from the 2018 funding round. Other projects awarded included other apartment renovations, new multi-family housing, new single-family housing, and owner-occupied rehabilitation programs. Member banks to the FHLBDM can apply for funds on behalf of sponsors. Sponsors include local governments, non-profits, and even certain private developers who increase the supply for decent affordable housing.

SICOG has had successful experience with this program in the past twenty years, with well over \$1 million awarded for various projects. We are here to help you if you have interest in a housing project in your community. The 2019 funding round is almost ready to open, so please talk to SICOG now. FHLBDM is now offering technical assistance and will do so through April 30. The formal application period is in May; if you are interested, please contact SICOG as soon as possible. As you ponder applying, know that not all projects require a large local match.

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## Ringgold County Hazard Mitigation Plan Approved

The Federal Emergency Management Agency (FEMA) recently approved the Ringgold County Hazard Mitigation Plan, a multijurisdictional plan covering the rural county and many of the cities and school districts. The plan includes analysis of various hazards, such as tornadoes, flooding, hazardous materials incidents, and terrorism and includes a strategy to address each hazard. Each jurisdiction in the county that adopts the plan can then undertake FEMA-funded mitigation projects, such as tornado safe rooms and flood control projects. Currently, FEMA has limited funding for such projects, but this can change if there is catastrophic flooding or tornadoes this year. To be ready for the potential influx of funds, each county should have a current hazard mitigation plan. FEMA-approved plans have a five-year lifespan before they need to be updated and re-adopted. The various counties in the region have plans of varying ages. FEMA funds are available to help pay for plan updates. Contact SICOG with any questions you have about hazard mitigation planning or project funds.



March 26  
SICOG's 45th Annual Meeting, SICOG office, 1 PM

April 11-12  
Iowa Rural Development Summit, Grinnell

May 9, 2019  
SMART Economic Development Conference, Des Moines

### New LMI Data

In late February, the Iowa Economic Development Authority (IEDA) released the new community low and moderate income (LMI) data. This data is used for applying for CDBG grant dollars every year. In order for applications for these funds to *not* require income surveys, they need to have an LMI of 51% or higher. The following table compares the old data (2006-2010) with the new data now in effect (2011-2015). If your community's figure is highlighted, your town does not need to complete an income survey and is already eligible for CDBG grant funds.

City	2006-2010 ACS % LMI	2011-2015 ACS % LMI	City	2006-2010 ACS % LMI	2011-2015 ACS % LMI
Adair	44.19%	47.9%	Le Roy	0.00%	100.0%
Afton	49.04%	45.2%	Lenox	50.57%	60.5%
Arispe	50.00%	53.8%	Leon	68.11%	51.9%
Beaconsfield	16.67%	100.0%	Lorimor	44.62%	69.7%
Bedford	40.00%	53.8%	Macksburg	44.00%	76.9%
Benton	63.64%	22.2%	Maloy	13.33%	16.0%
Bevington	60.00%	66.7%	Mount Ayr	43.00%	40.6%
Blockton	67.65%	64.5%	Murray	45.71%	51.7%
Bridgewater	44.83%	53.6%	New Market	56.18%	42.1%
Carbon	0.00%	100.0%	New Virginia	43.81%	38.3%
Clearfield	58.75%	56.5%	Nodaway	66.67%	75.0%
Conway	100.00%	100.0%	Orient	42.65%	39.2%
Corning	55.94%	49.0%	Osceola	33.13%	56.5%
Creston	53.69%	52.7%	Patterson	60.00%	36.7%
Cromwell	27.27%	36.8%	Pleasanton	83.87%	75.0%
Davis City	54.84%	69.4%	Prescott	37.74%	50.0%
Decatur	71.43%	55.0%	Redding	43.85%	41.7%
Dexter	37.50%	45.1%	Shannon City	31.58%	60.0%
Diagonal	54.24%	50.0%	Sharpsburg	69.57%	73.3%
Earlham	31.98%	37.1%	St. Charles	39.46%	28.0%
East Peru	30.00%	63.2%	Stuart	41.21%	60.7%
Ellston	76.92%	40.0%	Thayer	80.00%	80.0%
Fontanelle	37.69%	56.7%	Tingley	39.58%	50.0%
Garden Grove	35.90%	65.2%	Truro	38.55%	39.4%
Grand River	55.13%	63.3%	Van Meter	28.75%	21.6%
Gravity	60.71%	65.6%	Van Wert	60.42%	61.1%
Greenfield	41.88%	43.3%	Weldon	68.00%	51.6%
Kellerton	64.84%	58.9%	Winterset	51.39%	54.2%
Lamoni	26.09%	56.2%	Woodburn	52.50%	45.5%

## 2019 SICOG PARTNERSHIPS

### PLATINUM (\$2,500)

- Clarke County Development Corporation
- John Wayne Birthplace Society, Ltd. of Winterset

### DIAMOND (\$1,500)

- Creston City Water Works
- First National Bank of Afton & Creston
- Iowa State Savings Bank of Corning, Creston, Diagonal, & Lenox
- Lenox Municipal Utilities

### GOLD (\$1,000)

- Garden & Associates, Ltd. of Creston & Oskaloosa

### SILVER (\$500)

- American State Bank of Lamoni, Osceola & Winterset
- Corning Municipal Utilities
- First National Bank of Osceola
- Gilbert True Value of Leon & Osceola
- Greater Regional Medical Center of Creston
- JEO Consulting Group, Inc. of Ankeny
- Michael Foods of Lenox
- PCSB Bank in Clarinda, Corning, Creston, Lenox, & Mount Ayr
- Snyder & Associates, Inc. of Ankeny & Atlantic
- Southwest Iowa Rural Electric Cooperative of Corning, Mount Ayr, & Stanton
- Tyler Insurance Services of Creston & Mount Ayr
- Union County Development Association
- Veenstra & Kimm, Inc. of West Des Moines

### BRONZE (\$250)

- Adams Community Economic Development Corporation
- Akin Building Centers of Corning & Creston
- City State Bank of Mount Ayr
- Clarke County Hospital
- Clarke Electrical Cooperative of Osceola
- Farmers & Merchants State Bank of Orient, St. Charles, & Winterset
- FNB Bank of Fontanelle & Greenfield
- Great Western Bank of Creston
- Lenox Development Corporation
- Ringgold County Development Corporation
- Saylor Realty, LLC of Osceola
- Southwestern Community College
- State Bank of Brooks
- Union State Bank of Greenfield
- Union State Bank of Winterset

**SICOG APPRECIATES YOUR CONTINUED SUPPORT!**



# Community of Greenfield

*SICOG and Greenfield have partnered on multiple projects including: Greenfield Housing Study, Healthy Iowans, CDBG housing rehabilitation, and senior citizen housing complex improvements*

What unique characteristics are you proud of in Greenfield?

- Our unique Lancaster Square
- The Aviation Museum

What is Greenfield’s claim to fame?

- Norman Lear’s first movie production, Cold Turkey, was filmed in Greenfield.
- The Sidey family owned and operated the county newspaper in Greenfield for 125 years. Hugh Sidey was part of this family and worked in Washington D.C. covering several presidents for the New York Times.

Tell us about a successful project/partnership in Greenfield.

- The Warren Cultural Center and Hotel Greenfield were rehabilitated and re-opened for business in 2012.
- The new wastewater treatment plant was completed in 2018.

What projects are you working on now in Greenfield?

- Main Street Iowa Challenge Grant to rehabilitate the Bakery Building, which is the oldest building on our square.
- We are creating historic district design guidelines to help property owners with building upkeep and renovations.

If you were asked to give a tour of your community to a visiting dignitary, what would you show them?

- We would begin the tour with our beautiful Square including the Adair County Courthouse, Warren Cultural Center, Hotel Greenfield and retail shops.
- Next, we would visit the Iowa Aviation Museum, County Heritage Museum Complex, Nodaway Valley Elementary and High Schools.
- The tour would also include the Sports Complex and Fitness Center, Industrial Park, Greenfield and Nodaway Lake area, Adair County Health System, housing development/initiatives and any new projects.

What do you want people to know about Greenfield that they might not already know:

- We have a Tourism Committee that will do all of the behind the scenes work for groups interested in visiting Greenfield for a tour or an event, including organizing tour schedules, meals, venues, entertainment, etc.

Do you have a website or social media links for Greenfield that you would like for us to share?

- We are on Facebook at: [www.facebook.com/GreenfieldChamberMainStreet](http://www.facebook.com/GreenfieldChamberMainStreet)
- Also, our website: [www.greenfieldiowa.com](http://www.greenfieldiowa.com) includes a community calendar of upcoming events in the area.



## Approaching Grant Opportunities

The following are deadlines for popular grants our members and associated organizations should consider. **The SICOG due date is a date when the applicant should have all relevant information to SICOG to finish the application on time.** SICOG has the staff and experience to assist our communities submitting the best possible applications for these funds. **There are many other sources, so if you have a project, please contact us.**

Source/Program	Funding Uses	Due Date
Greater Madison County Community Foundation <sup>2,4</sup>	Community, culture, arts, and related projects impacting quality of life in Madison County.	March 15
Keep Iowa Beautiful Build With Bags program <sup>2</sup>	Grants that award up to \$2,000 toward the purchase and installation of recycled material benches, containers, and the like for parks and school playgrounds.	March 15
Alliant Energy Hometown Safety Grants <sup>3,6</sup>	Grants up to \$2,000 to purchase emergency equipment, such as Jaws of Life, AEDs, thermal imaging cameras, etc.	April 1
Iowa Historic Resource Development Program <sup>2</sup>	Grants up to \$50,000 for various historic resource projects, such as museums, documentary collections, historic preservation projects, district nominations.	April 1
AARP Iowa Community Challenge Grants <sup>7</sup>	Various programs and projects that improve the quality of life for all ages, focused on "smart cities", alternative transportation, vibrant places, housing options, and more.	April 10
CDBG Water and Sewer Program <sup>1</sup>	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc.	June 1 (next quarterly round)
Iowa Cultural Heritage Project Grant <sup>2</sup>	Grants up to \$10,000 to support a community project that creates jobs for Iowans and provides access to a cultural heritage experience.	April 15
Iowa Cultural Affairs Capacity Building Grant <sup>2</sup>	Up to \$2,500 to build organizational capacity of cultural organizations to operate and provide programs for the community.	April 15
Iowa Great Places New Designations <sup>2</sup>	Applications for new designations and for projects in those newly designated communities. These grants can be substantial.	April 15
Iowa Arts Project Grant <sup>2</sup>	Grants up to \$10,000 to support the creation and presentation of new artwork, development of an arts experience or formation of an arts education program.	April 15
Iowa's National Housing Trust Fund Round <sup>2</sup>	Production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities.	May 10
Federal Home Loan Bank of Des Moines Affordable Housing Program <sup>2</sup>	Various housing capital projects, including homeowner and rental housing, rehabilitation, new construction, special needs housing, and others.	May 15
Solid Waste Alternatives Program <sup>1</sup>	Programs to encourage landfill alternatives - recycling, diversion, new technologies, new manufacturing processes, etc.	June 1
Wellmark Small MATCH Grant <sup>2</sup>	Matching grants up to \$25,000 for health and wellness projects.	June 1
Community Attraction and Tourism (CAT) <sup>2</sup>	Tourism, recreation, and entertainment capital projects, such as museums, libraries, swimming pools, trails, large recreational areas, amphitheaters, etc.	June 15
Iowa West Foundation <sup>2,4</sup>	Community development, economic development, education, and human needs projects.	July 1
Resource Enhancement and Protection (REAP) program <sup>1</sup>	Outdoor recreational projects, natural and recreational land acquisitions, trails, playgrounds, and related recreational infrastructure and open space projects.	July 31
Alliant Energy Foundation <sup>6</sup>	Community projects focused on environment, education, family needs and programs, and outdoor recreation.	August 15
FEMA Hazard Mitigation Grant Program (nearly \$4,000,000 Iowa allocation) <sup>2</sup>	Hazard mitigation plans and projects, including tornado safe rooms, building and utility retrofits, minor flood control projects, elevations and relocations of buildings in flood hazard areas and storm water management projects.	Open ended

1 - Cities and counties

4 - Limited to certain geographic area of region

6 - Limited to communities served by company/organization

2 - Local governments, certain private and non-profit entities

5 - Local governments, NGOs, conservation boards, soil and water conservation districts, public water supply utilities, watershed management organizations

7 - Various types of non-profits only

3 - Local governments, first response agencies

As always, SICOG provides this un-exhaustive list of grants to generate ideas about possible projects and provide funding guidance. Grant funding sources are increasingly interested in creative solutions to problems and many are willing to support not only construction, but also operations. If your community has a problem that outside funding might address, please contact your SICOG office. We would be glad to help and can attend a local meeting at no cost to our members discuss the project or idea.

## From the Planner's Desk...

### The Essence of USING your Plan

We thought this month's article should focus on implementing plans and keeping them relevant. The axiom goes that plans are of no use if they sit on the shelf and collect dust. This is certainly true. Just like we cannot put a book under our pillow the night before a big test to absorb what we need to know to ace the test, we cannot implement a plan without reading it. Yes, every leader needs to read it. It is not adequate if only the city clerk or one council member reads the plan.

But how do we make any plan really useful? Consider the following:

- Recognize that the effort put into planning comes at a cost. The weight we give a plan should commensurate with the effort to prepare it, even if we don't agree with all its ideas or conclusions.
- Read and understand it. Read it during the review process and again during implementation.
- Understand its context – what it is designed to accomplish. Usually this is outlined early in the document. This information will help you know if and how it might apply to various local government decisions.
- Understand its intended audience. That audience, whether it is elected officials, staff, or whoever, should be very familiar with the plan and should champion it.
- Display it openly and visible on the table during applicable meetings. Have it in front of the council, planning and zoning, or other applicable body each time the body meets.
- Use it, particularly the future actions sections, when preparing annual budgets and project funding proposals.
- Hang large maps and charts of key data so it is readily visible during deliberation meetings.
- Constantly update and amend the plan when relevant changes occur. This shows that the plan is being consulted and that changes are thought through.
- Engage the author of the plan for clarification whenever needed.
- Don't forget or overlook the policies section which describes how and why a project should be done or a decision should be made. Sometimes good policymaking early in a plan's implementation will make it easier for the city or county to carry out a project later.
- Occasionally evaluate the government's performance in light of the plan. How well is the City or County carrying out the plan? If we are behind, why? What can be done to get back on track?



In summary, don't regret your decision not to use the plan when you are faced with public outcry or budget deficits, because an unforeseen issue or problem has arisen that could have been avoided by reading and using the plan.

### Iowa Rural Development Summit

Leaders from small towns across Iowa are invited to attend the third Iowa Rural Development Summit, to be held April 10-12 in Grinnell. The 2019 Iowa Rural Development Summit is a chance to build on the momentum that exists statewide in regard to the viability of small towns and the strategies for success that already exist. The Summit brings leaders from small towns together to share successes, best practices, and solutions to common problems we face.

A main topic for this year's summit will be Governor Reynolds' Empower Rural Iowa Initiative. Housing, broadband connectivity and leadership development will be featured in panel discussions and breakout sessions. Other agenda topics include rural day care, livability, retail recruitment and communications. In addition, high-performing rural communities will be recognized and recipients of the 2019 Community Catalyst Awards are announced.

Registration information and costs can be found at [www.eventbrite.com/e/2019-iowa-rural-development-summit-council-members-sponsors-tickets-53587508681](http://www.eventbrite.com/e/2019-iowa-rural-development-summit-council-members-sponsors-tickets-53587508681) When you are there, tour downtown Grinnell. You will be inspired.

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## Southern Iowa Council of Governments Executive Board

Karl McCarty	Adams County	Chairperson
Dan Christensen	Decatur County	Vice-Chairperson
Karen Zabel	City of Lenox Representing Taylor County	Secretary
Ron Riley	Union County	Treasurer
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Lyle Minnick	Ringgold County	
Doug Davidson	Private Sector Representative	
William Trickey	Private Sector Representative	
Michelle Tullberg	Private Sector Representative	
Beth Waddle	Private Sector Representative	
Tom Lesan	Member - At - Large	



*SICOG is a non-profit organization that provides and coordinates community and economic development services primarily through the delivery of planning services, technical program assistance, grant writing and administration to assist local governments and others in their efforts to improve the social and economic well-being of its eight county service area.*

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## SOUTHERN IOWA COUNCIL OF GOVERNMENTS

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