

# THE WINDMILL

## Three SICOG Cities Awarded CDBG Housing Grants



SICOG was successful in assisting the Cities of Dexter, Fontanelle, and Leon in applying for CDBG grants in this year’s funding cycle. These three towns were among 23 awarded CDBG Housing Rehabilitation grants this year in Iowa. The grants total \$252,200 each for the rehabilitation of six owner-occupied properties owned by low- and moderate-income individuals. Each of these cities asked SICOG to help with the application process, including initial homeowner application intakes, preparation of a draft environmental review, and development of a project administrative plan. By the time the applications were submitted for these cities, we had a good list of viable rehabilitation recipients. With these awards, administrative paperwork will be completed and final homeowner applications will be reviewed in the coming months with bid lettings for contracts next spring and summer.

Congratulations to Dexter, Fontanelle, and Leon! If your city is interested in applying for a grant for any housing project, please contact SICOG and we would be happy to help with the process.

To view before and after photos of a recent CDBG housing rehabilitation project, see page 3.

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## A View From the First Tee

RAGBRAI has concluded. Due to some technical reasons, "TEAM SICOG" members and support crew did not participate in this year's Register's Annual Great Bike Ride Across Iowa. More on the "technical reasons" next month; oh what the heck, were are too old, too out of shape, too busy, and we had memories of the hills in southern Iowa and thought "Nope, not going to do that again."

The SICOG First Time Home Buyers Revolving Loan Program has funds available for down payment assistance! To date, we have made a total of 693 loans to individuals, couples and families. In all, we have loaned \$2,440,078.00, leveraging \$31,542,733.00 in private financing and over 58% of our loans have gone to persons with moderate or below incomes. We are glad to be part of a program that makes it possible to achieve one of life's dreams. Be assured that the payoffs and the payments being made will continue to fund this revolving loan program and we will continue to make loans.

Speaking of available money! The SICOG Industrial Revolving Loan Program also has funds available. We have money to assist businesses expand and/or locate. If you are aware of a project, please contact your SICOG board member or myself.

On August 1, 2019, we celebrated Joel Lamb's three-year anniversary with SICOG. Joel has been a great addition to the staff. Primarily, Joel has been working on the following projects: comprehensive plans, zoning ordinance, historic preservation and the Section 106 process, fire grants, CDBG housing, water, and sewer grants. I appreciate all that Joel has done and his effort to get to know the job, the people, the communities, and the region.

Interesting "\$1 Bill" facts:

- Salmon P. Chase, Secretary of the Treasury, was the first person on the \$1 bill, in 1863. In 1869, the bill was redesigned with George Washington's picture.
- George wasn't the only Washington on the \$1 bill; his wife Martha graced it in 1886!
- It's not actually paper. Currency paper in the U.S. is 75 percent cotton and 25 percent linen.
- The bottom of the pyramid is a long series of roman numerals: 1776.
- There have been 6 historical people featured on the \$1 bill.
- The \$1 bill hasn't changed its design since 1963.
- The average \$1 bill circulates for 5.8 years.
- The \$1 bill is the cheapest note to produce, at 4.9 cents per note.



*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*



As many of you are aware, we continue our "Partnership Program". This is a program to expand our services and work efforts to our member area. Elsewhere in this newsletter is a page identifying our current partners. I cannot express how grateful I am to the individual organizations, businesses, and financial institutions that have joined the "Partnership Program 2019." **Thank you for your support!**

## Executive Board Meeting of July 2, 2019

Chairman Christensen called the meeting to order at 1:00 p.m. with the following members present: Birt, Christensen, Fitch, Lesan, McCann, Riley, Trickey, Twombly, and Waddle. Staff present: Ostroski and Brimm.

Waddle made a motion to approve the agenda. Twombly seconded the motion, all ayes. Motion carried. Fitch made a motion to approve the minutes of the June 4, 2019 meeting. Birt seconded the motion. Trickey abstained and all others voted aye. Motion carried. Trickey made a motion to approve the financial reports for the month of June. McCann seconded the motion, all ayes. Motion carried.

Waddle made a motion for the budget committee to meet prior to the September 3rd meeting at 12:00 noon (lunch will be provided). Twombly seconded the motion. All ayes, motion carried.

Waddle made a motion to approve travel and expenses for Ostroski and Brimm to attend the EDA Denver Regional Conference August 26 - 29, 2019. Birt seconded the motion, all ayes. Motion carried.

Other items discussed included: Personnel Committee, Building Renovations, Grant Report, State Legislature (Empower Iowa Board), SICOG Annual Golf Invitational, RFP for Audit Services, Employee Handbook, Vacant Board Position and the Iowa Prison Home Construction Program.

McCann made a motion to adjourn the meeting at 1:50 p.m. Twombly seconded the motion, all ayes. Motion carried. Minutes submitted by Brimm.



*Before...*



*...After Rehabilitation!*



**August 19**

**CDBG Labor Standard Training, Courtyard by Marriott, Ankeny, 9:00 a.m. - 4:00 p.m.**

**August 20**

**CDBG Recipient Workshop, Courtyard by Marriott, Ankeny, 9:00 a.m. - 3:00 p.m.**

**September 3**

**SICOG Executive Board Meeting, 1:00 p.m.**

**SIDG Executive Board Meeting to follow**

**September 4 - 6**

**2019 HousingIowa Conference, Doubletree by Hilton Hotel, Cedar Rapids**

**September 11**

**CDBG Environmental Training, September 11, Fred Maytag II Scout Center, Des Moines, 9 a.m. - 4:00 p.m.**



**ATURA/RPA 14**

**Iowa's Transportation Alternatives Program (TAP)**

Iowa's Transportation Alternatives Program (TAP) funding is available. Eligible project activities for Iowa's TAP funding continue to include a variety of smaller-scale transportation projects such as pedestrian and bicycle facilities, recreational trails, safe routes to school projects, and community improvements such as historic preservation, vegetation management, and some environmental mitigation related to storm water and habitat connectivity.

One example of a TAP project within our region is an 8 foot wide concrete multi-functional trail in the City of Lenox. The 1.3 mile trail loop connects the rodeo arena, depot, school, athletic fields, community center, and sports complex. The City received a total of \$232,114 in TAP funding for this project.



Iowa's TAP program can be accessed in two ways. Statewide and multi-regional projects should apply directly to the Iowa DOT by October 1 annually for consideration in the Statewide TAP program. Those seeking funding for smaller, local projects located in the RPA 14/ATURA region (Adair, Taylor, Union, Ringgold and Adams Counties) should apply to SICOG using the DOT application form. Local project applications are due at the SICOG office by August 15 or February 15 each year.

Detailed information about Iowa's TAP program may be found on the RPA 14/ATURA website: [www.sicog.com/available-funds/](http://www.sicog.com/available-funds/) If you are interested in applying or have any questions, please contact the SICOG Transportation Planner, Stu Burzette, by email at [burzette@sicog.com](mailto:burzette@sicog.com) or by phone at 641.782.8491 prior to submitting an application.

**SLOW DOWN:  
Back to School  
Means Sharing  
The Road!**



**2019 SICOG PARTNERSHIPS**

**PLATINUM (\$2,500)**

- City of Osceola
- 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
- Community Development Corporation of Greenfield
- Farmers & Merchants State Bank of Orient, St. Charles, & Winterset
- FNB Bank of Fontanelle & Greenfield
- Great Western Bank of Creston
- Lenox Development Corporation
- North Stone Apartments of Winterset
- 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

**THANK YOU FOR YOUR SUPPORT!**



# The Community of Prescott

*SICOG and Prescott have partnered on multiple projects including: city building/library renovations, fire department equipment, dump truck, and plans for storm water and street improvements.*

**What unique characteristics are you proud of in Prescott?**

Our town will be celebrating our 150<sup>th</sup> anniversary in 2020! For a small town, we still have many small business owners and public buildings in our community including the Prescott City Hall, Prescott United Church Disciples of Christ, Prescott Library, Post Office, Prescott Outpost, Prescott Eagles Nest, and the Prescott Fire Department.



**What is Prescott’s claim to fame?**

The Kline Museum originated in 1985 and showcases a wide variety of farm machinery, family heirlooms and community memorabilia. But the prize of the collection is the fully restored 1911 Carter Automobile, one of only 500 ever manufactured. We are also proud of our library, which was established around 1958 and is still going strong! The library has been in its current location since 1980 and shares the building with the Prescott City Hall. Our handicapped accessible library has come a long way since 1980; we have a coffee bar, a makerspace, STEM projects, books, and movies.



**Can you tell us about a successful project or partnership in Prescott?**

The City of Prescott, the library, and the fire department have worked with the Adams County Foundation and SICOG for grants to help with many of our projects we have accomplished over the years. The city is now working with SICOG and the USDA to hire an engineering team to study and design storm water and street improvements.



**What projects are you working on now in Prescott?**

Recent projects include: a US Cellular tower, street and storm drainage improvements, cleaning up properties, repairing a city owned building, repainting playground equipment, and repairing city park fencing. Southern Iowa Rural Water Association just completed our new water tower.

**If you were asked to give a tour of your community, what would you show your visitors?**

We would visit an historical home that was built in 1872, proceed on to the old school building which is now used for family gatherings, weddings, and parties, tour the newly remodeled library, and the Kline Museum.



**What do you want people to know about Prescott that they might not already know?**

We are working hard to improve our community’s livability and draw families and visitors back to Prescott! Two years ago we began a Trunk or Treat festival, we have games in the park, a book walk around town, a book fair at the library, and music on main street. The Prescott church has a quilters group that meets every Tuesday afternoon and evenings.

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

For information on news and events in Prescott, please visit the following:

- The following organizations can be found on Facebook: the Prescott Library, the Prescott United Church Disciples of Christ, the Eagles Nest, and the Prescott Fire Department.
- The library’s website is: <https://prescottpubliclibrary.weebly.com/>



## 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	SICOG DUE DATE
Alliant Energy Foundation	Community projects focused on environment, education, family needs and programs, and outdoor recreation. (Eligible: local governments and nonprofits served by Alliant Energy)	August 15
Regional Transportation Alternatives Program (TAP) grant	Enhancements of various modes of transportation; construction, planning and design of on-road and off-road trails, Safe Routes to School. (Eligible: local governments, natural resource agencies, and schools. Non-profits may partner with an eligible entity)	August 15
Iowa Certified Local Governments (CLG) grant	Historic preservation activities, including National Register nominations, educational projects, surveys, planning for preservation, etc. (Eligible: local governments in good standing with Iowa CLG program)	August 19
Main Street Challenge Grant	Building and property improvement projects in Main Street districts. (Eligible: Main Street Iowa designated communities)	September 1
CDBG Water and Sewer Program	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc. (Eligible: local governments)	September 1 (next quarterly round)
Solid Waste Alternatives Program	Programs to encourage landfill alternatives - recycling, diversion, new technologies, new manufacturing processes, etc. (Eligible: local governments and solid waste agencies)	September 1
Water Recreation Access Cost-Share Program	Constructing or improving boat access facilities to Iowa's lakes and streams. Projects can include boat-launching ramps, loading/off-loading docks and other structures to enhance use by the public. (Eligible: local governments and water body owners)	September 1
IDNR Dam Mitigation Grants and Water Trail Enhancement Grants	Planning and implementation of plans for river water trail projects, including dam mitigation to improve safety and connectivity. (Eligible: local governments and dam owners)	September 15
Community Attraction and Tourism (CAT)	Tourism, recreation, and entertainment capital projects, such as museums, libraries, swimming pools, trails, large recreational areas, amphitheaters, etc. (Eligible: local governments, nonprofits, some provide entities)	September 15
Iowa West Foundation	Community development, economic development, education, and human needs projects. (Eligible: local governments and nonprofits in Adams and Taylor Counties)	October 1
FEMA Assistance to Firefighters Grants	Purchase fire equipment, personal protection equipment, training, station modifications, wellness programs, and vehicles. (Eligible: fire departments and non-affiliated fire and EMS agencies)	Projected October 1
IDNR Fish Habitat Program and Wildlife Habitat Promotion	Programs and projects to improve fishing and wildlife habitat. (Eligible: County conservation boards)	November 1
Iowa Community Catalyst Building Remediation Program (catalyst grant)	Grants of \$100,000 for full building restoration of commercial or similar buildings located in, but not limited to, downtown areas. (Eligible: local governments, cities)	Projected November 15
FEMA Hazard Mitigation Grant Program (nearly \$4,000,000 Iowa allocation)	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. (Eligible: local governments and some nonprofits)	Open ended

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...

### Where Building Types Make Sense in Zoning

When researching to continually advance my skills in the areas of land use and zoning, I seek to know what others are doing to make their zoning more effective and inclusive while also protecting land values and maintaining community character. Recently I read an article, titled as above, by Tony Perez of the Congress of New Urbanism. While many of the articles in this publication are based on urban areas, this topic certainly can apply to rural communities as well. This is because most rural Iowa towns have character and many have some unique features that should be preserved. While in urban areas community character is usually diminished by shifts in development patterns and gentrification, rural areas suffer from the loss of population and disinvestment due to low property values. In either case, buildings of unique character are the key losers.

The article describes how our traditional zoning process, which focuses on segregation of uses rather than building form and character, misses the point in some areas where character is notable. Instead, including some language in the zoning code about building types, such as types of multi-family housing or types of commercial buildings will bring about better community design and connectivity. Perez states, "We see a need for what building types offer: predictability about scale, footprint, and fitting really well into an established or desired neighborhood pattern. Combine this need with the reality that most zoning codes and design guidelines don't have enough useful information to help make buildings fit their context and make good neighbors."

The integration of building types into zoning and related codes will result in more work up-front, but they will help retain unique neighborhoods where the risk that modern building types and styles will do irreparable damage to the neighborhood fabric. "However, through a well prepared building type approach, your zoning can directly address key issues like building scale, footprint, height, massing, on-site open space and parking on the terms of each building type and its specific context. For example, how a four-plex uses on-site open space is completely different from how a courtyard building uses it. A well-prepared building type set of standards can see these differences because it sees each type, its needs, and where and how it can fit well with other buildings. Building types enable your standards to be customized for each type while fitting it all into the neighborhood's physical character and making your zoning realistic and responsive."

The goal of this article is to get our communities thinking of how to use zoning, not just to keep one use away from another, but also to encourage zoning policies that protect and revitalize unique areas of your community, such as the Victorian neighborhood with large set-backs or your downtown area. Please contact the SICOG office at 641.782.8491 if you want to learn more about these concepts and how they may fit in your community.

Planning  
& Zoning



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## Southern Iowa Council of Governments Executive Board

Dan Christensen	Decatur County	Chairperson
John Twombly	Adair County	Vice-Chairperson
Karen Zabel	City of Lenox Representing Taylor County	Secretary
Ron Riley	Union County	Treasurer
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Marvin McCann	Clarke County	
Diane Fitch	Madison County	
Lyle Minnick	Ringgold County	
Doug Davidson	Private Sector Representative	
Vacant	Private Sector Representative	
William Trickey	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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