

# THE WINDMILL

## Three Large CDBG Grants Submitted

SICOG submitted three sizable applications for CDBG funds for various projects in December. A \$600,000 request was made by the City of Creston to make key improvements to the City’s water intake system in order to improve the safety and reliability of drinking water for Creston and many of Southern Iowa Rural Water Association’s (SIRWA) customers. While SIRWA is building its own plant, Creston will still provide backup water supplies in the event of problems with SIRWA’s plant. That project will cost around \$2.23 million.

SICOG submitted a \$170,000 request for Madison County, who is sponsoring a grant application for a sub-recipient, Turning Point Evaluation, Inc. Turning Point is a substance abuse and mental health counseling service located in Winterset and serving the surrounding counties. The grant will finish work the agency already started on the interior of the building to make it more energy efficient and meet the growing agency’s needs. That project is approximately \$270,000.

The third application was for an innovative underground storm water capture, storage, and infiltration system to be located just off the Osceola Square on a City-owned parcel. This project is made under the CDBG Opportunities and Threats Fund. The main goals of the project are to slow water flow from the downtown to downhill areas, which are flooding after even modest rains today. The railroad underpass just north of the Square floods regularly, which is a hazard to emergency vehicle access when a train blocks other crossings. This \$500,000 grant will, if funded, help with the \$1.02 million project cost.

SICOG expects these funding applications to be awarded in February or March 2021

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## SICOG Staff

<b>Timothy Ostroski</b>	<b>Executive Director</b>
<b>Judy Brimm</b>	<b>Finance Director</b>
<b>Jeremy Rounds</b>	<b>Regional Planner</b>
<b>Rana Scarlett</b>	<b>Regional Planner</b>
<b>Dana Dodge</b>	<b>Planning Tech</b>

## Contact Us

**Southern Iowa Council of Governments**  
 101 E. Montgomery Street  
 Creston, Iowa 50801-2406  
 Phone: 641.782.8491  
 Fax: 641.782.8492  
 Email: [sicog@sicog.com](mailto:sicog@sicog.com)  
 Internet: [www.sicog.com](http://www.sicog.com)  
 Facebook: [www.facebook.com/SICOG](http://www.facebook.com/SICOG)  
 To email individual staff, use [last name@sicog.com](mailto:last name@sicog.com)



**A View From the First Tee**



*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*

Happy New Year! It was an excellent 2020 with your organization (SICOG) assisting with many projects and many grant applications.

This time of year we would like to welcome newly elected public officials and thank those departing for their years of dedicated service to the citizens of Southern Iowa. Due to changes in the makeup of county boards of supervisors, SICOG’s Board of Directors will have several new members. I am pleased to announce the following: Mr. Colby Holmes – Ringgold County; Mr. Austin Taylor – Clarke County; and Mr. Jerry Walker – Adair County. I would like to personally thank the distinguished service of the three board members leaving the board – Mr. Marvin McCann (Clarke Co.) 8 years, Mr. John Twombly (Adair Co.) 11 years and Mr. Lyle Minnick (Ringgold Co.) 4 years

Speaking of money, Ryan Roof, CPA, of the Faller, Kincheloe & Co, PLC, Des Moines, IA 50321 is completing our agency-wide audit of SICOG and its affiliated organizations for the year ended September 30, 2020. The audit will show the expenditures and revenues for SICOG and its wholly affiliated organizations. The audit is completed annually and includes our Housing Revolving Loan Fund, Industrial Revolving Loan Fund, Community Revolving Loan Fund, EDA Assistance Grant, State Assistance Grant and all administrative contracts and sub-recipient agreements. A copy of the audit report will be available in the near future and will be posted on our web site.

*Speaking of even MORE MONEY - Report on Applications/Projects*



**Final 2020 TOTALS**

TOTAL Submitted		\$9,803,544
<b>TOTAL FUNDED</b>		<b>\$6,012,043</b>
TOTAL Denied	\$2,421,447	
PENDING	\$1,370,054	
<b>SUCCESS RATE</b>		<b>61.3%</b>

**From 1972 to December 31, 2020 SICOG has assisted with \$175,163,437 in funds awarded to our member communities and counties.**

As I did in 2019, I will highlight my 2020. Here are the HIGHLIGHTS:

Canceled due to COVID.



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 am very grateful to the individual organizations and financial institutions that have joined the "Partnership Program 2020".

As always, if there is anything we can do for you, please do not hesitate to call us at (641) 782-8491. REMEMBER we are working for you.

Timothy Ostroski

*SICOG Executive Board Meeting of December 1, 2020*

Chairman Christensen called the meeting to order at 1:00 p.m. The meeting was held virtually through ZOOM. Roll call was taken with the following members present: Birt, Christensen, Davidson, Fitch, Leners, McCann, Riley, Trickey, Twombly, Waddle and Zabel.

Staff present: Ostroski and Brimm.

Twombly made a motion to approve the agenda. Fitch seconded the motion, all ayes. Motion carried.

McCann made a motion to approve the minutes of the November 3, 2020 meeting. Fitch seconded the motion. Trickey abstained and all others voted aye. Motion carried.

Riley made a motion to approve the financial reports for the month of November. Zabel seconded the motion, all ayes. Motion carried.

Other items discussed included: Audit, CDBG Applications, Grant Report, Budget/New Contracts, CDBG Housing Inspector, Office Car, Empower Rural Iowa Task Force, CEDS, Election Results, EDA-RLF Semi-annual Reports, State Legislature, Federal Legislation, Limited Staff Travel and Office Closed to the Public, Recognition of Outgoing Board Members.

Twombly made a motion to recess the meeting at 1:39 p.m. Leners seconded the motion, all ayes. Motion carried. Christensen re-opened the meeting at 2:31 p.m.

Trickey made a motion to approve a loan in an amount not to exceed the application amount for the project in Winterset, providing all of the loan requirements are met as set forth by the Southern Iowa Development Group. McCann seconded the motion. All ayes, motion carried.

Trickey made a motion to proceed with a loan in an amount not to exceed the application amount for the project in Corning, pending board members receipt and review of the loan application and supporting documents, and a majority of the board members voting electronically in favor of the project. Also, providing that all of the loan requirements are met, as set forth by the Southern Iowa Development Group. Zabel seconded the motion. All ayes, motion carried.

Twombly made a motion to adjourn the meeting at 2:35 p.m. Waddle seconded the motion, all ayes. Motion carried.

Minutes Submitted by Brimm



## Events Calendar

**February 2, 2021**

SICOG and SIDG Executive Board Meetings

**February 14, 2021**

Valentine's Day

**February 15, 2021**

President's Day





RPA 14/ATURA  
Transportation Planning Affiliation

## TAP and STBG Grant Funding Available

### TAP and STBG Grant Funding for Safe Routes to School, Trails, Sidewalks, Road Construction and more!

The regional Transportation Alternatives Program (TAP) grant and the regional Surface Transportation Block Grant (STBG) program deadlines are quickly approaching. Projects must be submitted by **February 15, 2021**.

These two grant programs are utilized by regional entities to improve their transportation networks. Most often this entails:

- road reconstruction or resurfacing,
- bridge replacements, and
- trail construction, however, there are many other uses of these funds.

Although there are caveats, eligible projects are generally as follows:

#### TAP:

- ❖ trails and trail enhancements,
- ❖ sidewalks and sidewalk enhancements,
- ❖ historic preservation and rehabilitation of historic transportation facilities,
- ❖ vegetation management practices in transportation right of way to improve roadway safety, prevent against invasive species, and provide erosion control,
- ❖ streetscaping and corridor landscaping and
- ❖ safe routes to school-related projects

#### STBG:

- ❖ road construction, reconstruction, or rehabilitation,
- ❖ bridge construction, reconstruction, or rehabilitation,
- ❖ transportation planning and studies are all TAP-eligible projects.

#### Eligible entities for these programs include:

- local governments (cities and counties),
- regional transportation authorities,
- transit agencies, or
- natural resource/public lands agencies.

Additionally, a non-eligible project sponsor may partner with an eligible co-sponsor in applying for funds.

Contact the SICOG/ATURA office at 641-782-8491 to pre-qualify.

## 2020 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
- JEO Consulting Group of Ankeny
- Michael Foods of Lenox
- North Stone Apartments & Corkrean Construction of Winterset
- PCSB Bank in Clarinda, Corning, Creston, Lenox & Mount Ayr
- Southwest Iowa Rural Electric Cooperative of Corning, Mount Ayr, & Stanton
- Tyler Insurance Services of Creston & Mount Ayr
- 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 Electric 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
- Ringgold County Development Corporation
- Saylor Realty, LLC of Osceola
- Snyder & Associates, Inc. of Ankeny and Atlantic
- Southwestern Community College
- State Bank of Brooks
- TS Bank of Corning
- Union County Development Association
- Union State Bank of Greenfield
- Union State Bank of Winterset

THANK YOU FOR YOUR CONTINUED SUPPORT!

## 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 let us know.

Source/Program	Funding Uses	SICOG Due Date
Community Catalyst Building Remediation Program	Grants of up to \$100,000 to rehabilitate an abandoned, underused, and deteriorating building, with a preference for mixed use downtown structures (Eligible: private properties in partnership with City governments)	January 22
FEMA Assistance to Firefighters Grants	Specialized PPE for firefighters, members of fire-based EMS organizations, and certain non-affiliated agencies (\$100 million supplemental) (Eligible: local fire and EMS entities)	January 22
Derelict Building Program	Asbestos and other hazardous materials inspections of old formerly commercial and/or public buildings, deconstruction or renovation of abandoned or other derelict buildings, and removal of environmental hazards, such as asbestos (Eligible: Cities under 5,000 population)	January 22
Wellmark Foundation Large MATCH Grants	Safe and healthy environments for people to be active (trails, parks, playgrounds, other recreational projects) and access to healthy foods (food programs, community gardens, etc.) (Eligible: local governments and certain nonprofits)	January 22
Homeland Security Grant Program	Implement investments that address high-priority preparedness gaps across all core capabilities where a nexus to terrorism exists. (Eligible: County and city governments, school districts, councils of government, institutions of higher education, and nonprofit organizations including hospitals)	January 29
CDBG Community Facilities and Services Program	Daycare facilities, senior centers, vocational workshops, and other similar community services (Eligible: local governments; non-profits can serve as sub-recipients)	February 1
Land and Water Conservation Fund	Outdoor recreational facilities, campgrounds, playgrounds, open spaces, and wildlife areas (Eligible: local governments)	February 1
USDA Rural Energy for America Program	This infrastructure development program has two types of funding assistance: (1) Renewable Energy Systems, Energy Efficiency Improvements and Energy Efficient Equipment and Systems Assistance and (2) Energy Audit and Renewable Energy Development Assistance Grants. (Eligible: agricultural producers and small businesses)	February 1
Keep Iowa Beautiful - Paint Iowa Beautiful	The program provides free paint to a wide variety of community projects throughout Iowa (Eligible: local governments and some nonprofits)	February 1
Iowa West Foundation	Community development, economic development, education, and human needs projects (Eligible: local governments and some nonprofits, limited to Adams and Taylor Counties)	February 15
FEMA Hazard Mitigation Grant Program	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)	Floating February 28 (NOIs as soon as possible)
IDNR Solid Waste Alternatives Program	Program to encourage landfill alternatives – recycling, diversion, new technologies, new manufacturing processes, etc. (Eligible: local governments and certain nonprofits)	March 1
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 private entities)	March 1 (if funds available)
CDBG Water and Sewer Program	Water and wastewater capital improvements: plants, mains, lagoons, pumps, towers, etc. (Eligible: local governments)	March 30 (next quarterly round)
Alliant Energy Foundation Community Grants Program	Grants for playgrounds, health and wellness projects, public safety, education, culture and arts, and other local needs (Eligible: local governments and non-profits in communities served by Alliant Energy)	March 30
ITC/ IRDC "Power of Connection" Community Grant Program	Grants up to \$5,000 for capacity building, strategic planning, studies or assessments for a variety of community programs and issues (Eligibility: rural communities)	Ongoing
Highway Safety Improvement	Provides grants for low-cost, systematic safety improvements in the \$10,000/mile range, focusing on lane departure crashes. (Eligible: local governments)	Ongoing
Small Town Sign Replacement Program	The program will provide up to \$5,000 for signs and signposts per applying community on a first-come, first-served basis. (Eligible: local governments)	Ongoing
Traffic Engineering Assistance Program (TEAP)	Provides 100 hours of engineering assistance for operations and traffic safety issues. (Eligible: local governments)	Ongoing

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 just construction but also operations. If your community has a problem that outside funding might address, then please contact your SICOG office. We would be glad to help and can attend a local meeting at no cost to discuss the project or idea.

## Housing Incentives Being Considered

As we prepare for the upcoming session of the Iowa Legislature, a few undertakings are in the works that could make a real impact on housing incentives in Iowa. The incentives under consideration include:

- An increase in the Workforce Housing Tax Incentive Program allocation. This program is used by developers to construct housing with funding received from the State in the form of a tax credit (up to \$30,000 per unit based upon 20% of rehabilitation/development) and state retail sales tax rebate. This program was wildly popular this year with funding for only about 20% of applicants. The applications for this program are typically due in June. Although, many funding programs are limited to low-to-moderate income tenants, these funds are NOT, so they can be used for market rate development.
- Lifting the cap on the State Housing Trust Fund, which funds local housing trust funds, such as the one offered by SICOG, the Southern Iowa COG HTF.
- Allowing the creation of land banks. Land banks are quasi-governmental entities created by counties/cities to effectively manage and repurpose an inventory of underused, abandoned, or foreclosed property. They are often chartered to have powers that enable them to accomplish these goals in ways that city/county government cannot.
- Exempting homes built by 'Homes for Iowa' from state sales tax. These are homes built by Iowa Prison Industries that are trucked to cities in Iowa.
- A housing omnibus bill is under consideration by the State with limited details available at this time.

We will continue to keep you informed about these legislative potentialities in future editions of *The Windmill*.

## Contractors Needed

### 18 Contracts Available to work on Residential Properties this Spring

The **Cities of Dexter, Fontanelle and Leon** will each be bidding projects to repair and install safety and energy efficiency updates in six homes. Construction will begin in 2021.

Contractors **do not** need to be bonded, however, **contractors need to be:**

- ✓ registered and/or licensed with the State of Iowa
- ✓ carry liability insurance with limits of \$1-\$2 million, and
- ✓ be lead certified.



The projects are funded by a federal grant awarded to each City.

The Southern Iowa Council of Governments (SICOG) in Creston will handle the bid process and manage the construction projects on behalf of the City.

For each project, the contractor will have a chance to bid on the work in a contract with the city. Work may include: new roofs, electrical systems, HVAC systems, plumbing, windows and doors, siding, foundation work, and other improvements. Contractors that are added to the list will be notified of the bidding opportunities when they open for each community.

Any contractor or sub-contractor interested in being part of these projects should contact Rana Scarlett at SICOG at 641-782-8491 to discuss their interest and learn more about the projects. Emails are welcomed to Rana at [scarlett@sicog.com](mailto:scarlett@sicog.com).

## From the Planner's Desk...

The City of Jefferson in west central Iowa is known for its use of what is called a property maintenance code. Chapter 158 states the code is adopted “to regulate and govern the conditions and maintenance of all property, buildings and structures; to provide the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; to authorize the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; and to provide for the issuance of permits and collection of fees therefor.” The City, with minor changes, has adopted the 2012 Edition of the International Property Maintenance Code, published by the International Code Council (ICC). This additional code gives the City additional teeth when enforcing nuisances and other issues with buildings and properties, with the main benefit being improved living conditions and community beautification.

There is now a 2018 Edition of the International Property Maintenance Code. This code, available at <https://codes.iccsafe.org/content/IPMC2018>, addresses virtually all the facets of property maintenance but does not necessarily duplicate mechanicals, such as electrical. The purpose of the code is to provide a consistent way to enforce property conditions, which is an issue within most of our cities. Both the interior and exterior of structures are regulated, as is the property overall.

Cities should investigate this tool to assist with the prevention of slum and blight as well as to enforce the eradication of such conditions. Contact SICOG to discuss the code and how it may impact your community.

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## Wellmark Foundation Announces its 2021 MATCH Grant Funding Rounds

The very popular Wellmark Foundation MATCH program is back this year. The Large MATCH Grant provides competitive grants up to \$100,000 for wellness and healthy food programs. This grant application is due in February, so time to start is now. This grant is very competitive. Later this spring, the Small MATCH Grant will be available, so keep tuned to *The Windmill*. The Small MATCH grant is less competitive (a higher percentage of applications are awarded).

Favorable initiatives – projects they want to see for either program:

- Edible orchards
- Community gardens and greenhouses
- Food preparation methods
- Farm/field/garden-to-table projects, including education
- Policies or councils working to create access to healthy foods and nutrition education
- Public playground structures and spaces
- Outdoor recreation and sport courts or fields
- Swimming pools, splash pads or aquatic centers with open access to the public
- Trails, including links, spurs and connectors
- Safe Routes to School plans and infrastructure
- Accessible and safe walking paths or routes
- Share-the-road plans and infrastructure
- Bike-share program infrastructure



# Southern Iowa Council of Governments Executive Board

Dan Christensen	Decatur County	Chairperson
Jerry Walker	Adair County	Vice-Chairperson
Karen Zabel	City of Lenox Representing Taylor County	Secretary
Ron Riley	Union County	Treasurer
Doug Birt	Adams County	
Austin Taylor	Clarke County	
Diane Fitch	Madison County	
Colby Holmes	Ringgold County	
Doug Davidson	Private Sector Representative	
Tom Leners	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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101 E. Montgomery Street  
Creston, IA 50801-2406

