



# 2023

# Annual Report

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Southern Iowa Council of Governments  
Southern Iowa Development Group  
Southern Iowa COG Housing Trust Fund  
ATURA

101 East Montgomery St  
Creston, IA 50801

Phone: (641) 782-8491

Fax: (641) 782-8492

Website: [sicog.com](http://sicog.com)

Facebook:

[facebook.com/SICOG](https://facebook.com/SICOG)



**CRESTON NEWS ADVERTISER** Monday December 23, 2013  
 Go to [www.crestonnews.com](http://www.crestonnews.com) for Breaking News as it happens.

**Shiltz, Froin top-eight at KC Stampede**  
 SPORTS, page 11

**HAPPY HOLIDAYS**  
 A month of fun and cheer

**GRMC requires employees to receive flu shot**

By WYLL WILSON  
 The Grand Rapids Municipal Council has passed a resolution requiring all employees to receive a flu shot by the end of the year.

GRMC had a flu shot clinic on Dec. 18 at the city's main office. Employees were encouraged to get the shot before the end of the year.

GRMC Mayor Dan Shiltz and Council President Tom Froin were among those who received the shot.

GRMC employees are required to get the shot by Dec. 31, 2013.

Employees who do not get the shot will be required to wear a mask and gloves while working.

GRMC is committed to the health and safety of its employees and the community.

For more information, contact the City of Grand Rapids at 616-771-1000.



**113th Congress may be least productive in history**

WASHINGTON, Dec. 18 — The 113th Congress is on track to be the least productive in the history of the U.S. Congress, according to a new report from the Congressional Budget Office (CBO).

The report shows that the 113th Congress has passed only 10 bills, the fewest in any Congress since the 1920s.

The CBO also notes that the 113th Congress has spent more time on procedural matters and less time on substantive legislation.

The report is based on data from the first 100 days of the Congress.

The CBO expects that the 113th Congress will continue to be less productive than previous Congresses.

The report is available at [www.cbo.gov](http://www.cbo.gov).

**Winter wonderland**

A State climatologist Henry Hill says Creston received 2 inches of snow over the weekend. The snowfall — just in time for Christmas — prompted both work and play for Crestonians Sunday.

120-555-1234

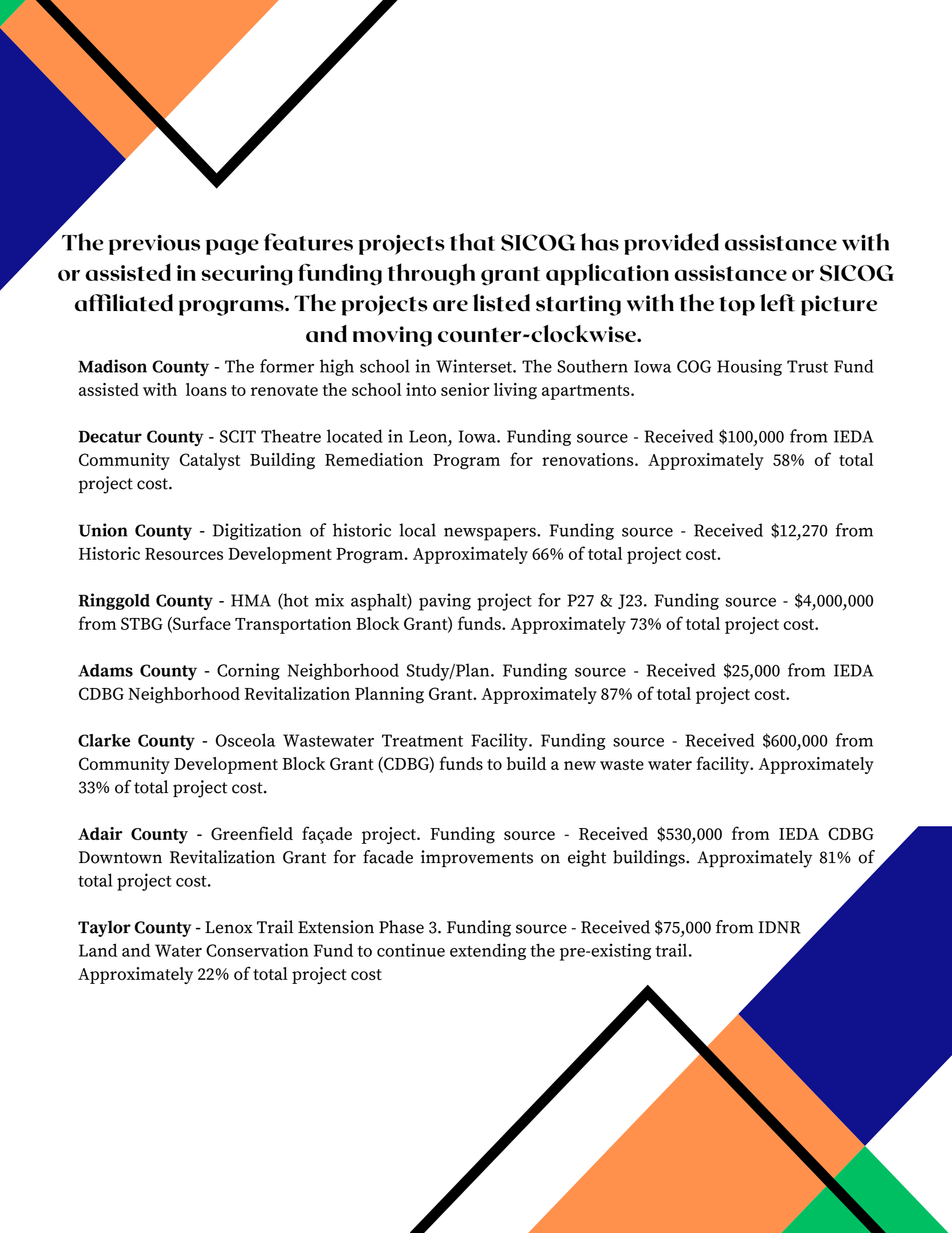
Thought you'd be in the snow? You're not alone. Crestonians are enjoying the snowfall over the weekend. The snowfall — just in time for Christmas — prompted both work and play for Crestonians Sunday.

120-555-1234



**Corning Neighborhood Study**

A study of the downtown and Quincy Avenue corridors of Corning and preliminary plan for its revitalization



**The previous page features projects that SICOG has provided assistance with or assisted in securing funding through grant application assistance or SICOG affiliated programs. The projects are listed starting with the top left picture and moving counter-clockwise.**

**Madison County** - The former high school in Winterset. The Southern Iowa COG Housing Trust Fund assisted with loans to renovate the school into senior living apartments.

**Decatur County** - SCIT Theatre located in Leon, Iowa. Funding source - Received \$100,000 from IEDA Community Catalyst Building Remediation Program for renovations. Approximately 58% of total project cost.

**Union County** - Digitization of historic local newspapers. Funding source - Received \$12,270 from Historic Resources Development Program. Approximately 66% of total project cost.

**Ringgold County** - HMA (hot mix asphalt) paving project for P27 & J23. Funding source - \$4,000,000 from STBG (Surface Transportation Block Grant) funds. Approximately 73% of total project cost.

**Adams County** - Corning Neighborhood Study/Plan. Funding source - Received \$25,000 from IEDA CDBG Neighborhood Revitalization Planning Grant. Approximately 87% of total project cost.

**Clarke County** - Osceola Wastewater Treatment Facility. Funding source - Received \$600,000 from Community Development Block Grant (CDBG) funds to build a new waste water facility. Approximately 33% of total project cost.

**Adair County** - Greenfield façade project. Funding source - Received \$530,000 from IEDA CDBG Downtown Revitalization Grant for facade improvements on eight buildings. Approximately 81% of total project cost.

**Taylor County** - Lenox Trail Extension Phase 3. Funding source - Received \$75,000 from IDNR Land and Water Conservation Fund to continue extending the pre-existing trail. Approximately 22% of total project cost

## HOUSING

Median Value	\$111,000
Homeowner Vacancy Rate	2.7
Rental Vacancy Rate	4.1
Occupied Housing Units	84.7%
Occupied Housing Units with No Vehicle	5.7%



## EDUCATION

High School Graduate or Higher	91.7%
Bachelor's Degree or Higher	19.6%

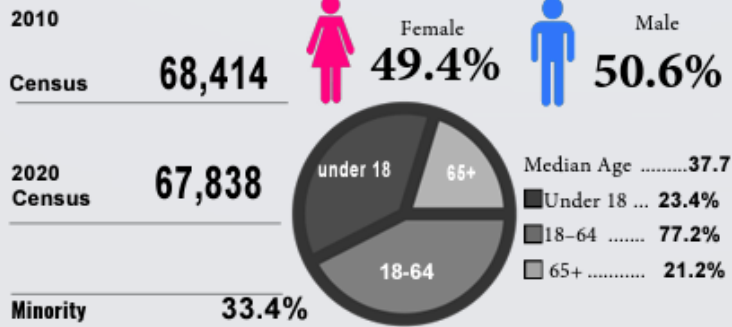
## ECONOMY

Median Household Income	\$55,893	Individuals Below Poverty Level	11.6%
Per Capita Income	\$25,873	Families Below Poverty Level	6.9%
Unemployment Rate	3.2%	Households Receiving Food Stamps/ SNAP	11.7%

## TRANSPORTATION

Worked from home	5.9%		
Average Commute Time	23.4 min		
<b>MEANS OF TRANSPORTATION TO WORK</b>			
Drove alone	78.1%	Walked	4.3%
Carpooled	9.5%	Taxi, motorcycle, or other	0.5%
Public Transportation (excl. taxi)	0.5%		

## POPULATION

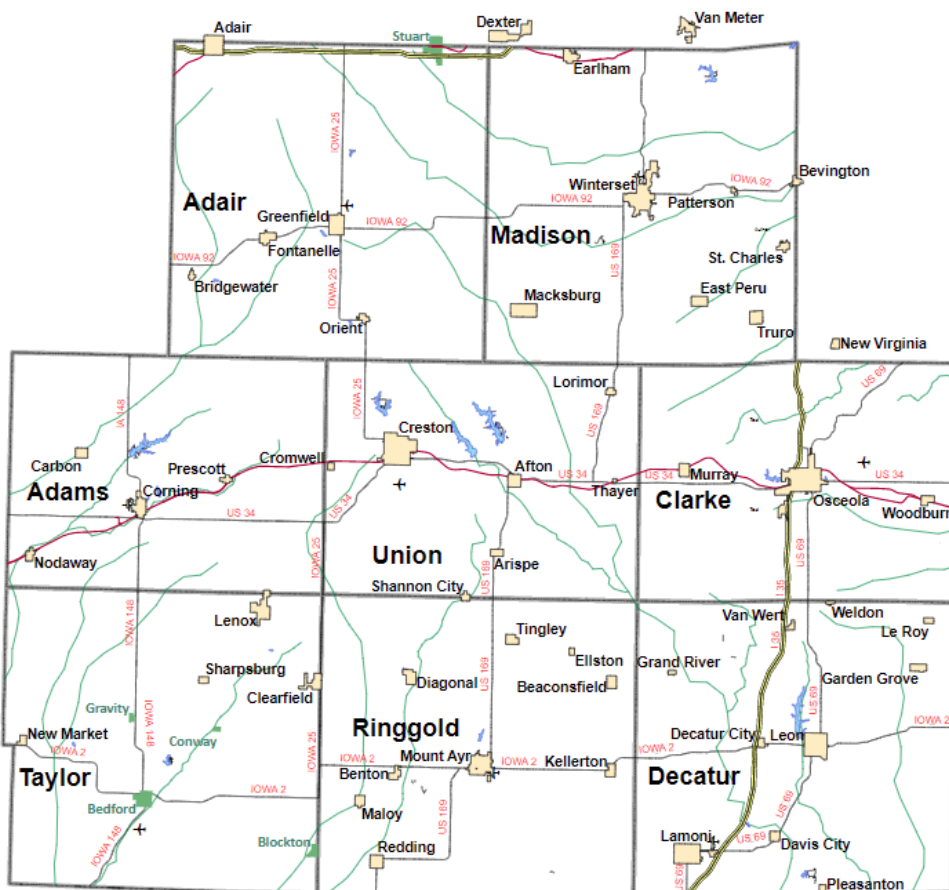


## MAJOR INDUSTRIES

INDUSTRY	2010 JOBS	2020 JOBS	2010-2020 % CHANGE	AVG. EARNINGS PER JOB
Education & Health Care	6,481	6,902	6.1%	\$35,263
Manufacturing	4,458	4,935	9.7%	\$43,369
Agriculture	2,686	2,524	-6.0%	\$36,695
Retail Trade	3,523	3,193	-9.4%	\$26,949
Construction	2,837	2,975	4.6%	\$48,816
Finance, Real Estate, Insurance	1,738	1,862	6.7%	\$54,532
Transportation	1,811	1,707	-5.7%	\$53,650
Entertainment & Food Service	1,232	1,546	20.0%	\$19,068
Other, (except public admin)	887	1,030	13.9%	\$32,797

SICOG Region (2020)

SICOG Regional Map





View from the Chair....

# A Letter From the Chairperson

It has been another exciting year at Southern Iowa Council of Governments (SICOG). As the Board Chairperson, working alongside the other 12 members of your Executive Board and the six-member staff, we are proud to serve your communities and counties.

SICOG had another busy year with grant applications. SICOG staff wrote a little over \$15.25 million in grant applications for cities, counties, and other organizations and received notice that as of December 31, 2023, almost \$4.02 million was awarded. In grant dollars alone that is a \$30.71 return for each membership dollar invested by cities and counties.

The pages that follow offer a summary of the work completed by our staff. The SICOG Executive Board has provided policy direction and guided the organization over the past year. This 13-member board has an elected official from each of the 8 counties, 4 representatives from regional businesses, plus a representative from Southwestern Community College. We are confident in the continued stewardship of the human and financial resources administered by the six-member staff.

If your city or county has not taken advantage of all the services that SICOG can provide, we encourage you to fill out a project request sheet downloadable from our website, and/or reach out to any staff member to discuss your projects and goals. SICOG is a great resource for the region. They can serve and help entities achieve success when asked for assistance on planning, project development, or administration during implementation.

When each of us as your board member sits down at the table, we come together as partners building a stronger region together.

Jerry Walker



# SICOG's Executive Board



Jerry Walker  
Adair County  
Chairperson



Diane Fitch  
Madison County  
Vice-Chairperson



Karen Zabel  
Taylor County  
Secretary



Scott Akin  
Adams County  
Treasurer



Randy Dunbar  
Clarke County



Sam Wengryn  
Decatur County

## Key

 Board Officers

 Private Sector  
Representatives

 County Representatives

 Member-At-Large

# SICOG's Executive Board



**Colby Holmes**  
Ringgold County



**Rick Friday**  
Union County



**Doug Davidson**  
Private Sector Rep



**Jodie Geist**  
Private Sector Rep



**Raelynn Risser**  
Private Sector Rep



**Tom Leners**  
Private Sector Rep



**Wayne Pantini** Member-At-Large



Directly Speaking....

## A Letter From the Executive Director

Thank you for the great work, the passion and joy you invest into your county and community. I speak not only for myself, but all the SICOG staff, when I say we appreciate your support and the energy you bring to each project. As you read through the Annual Report, I hope you celebrate each success, continue to dream big dreams, and reach out to us to assist you in the dedicated work you are doing in your community and county.

I would also like to give a shout out to the members of the Executive Board who represent you at their monthly meetings. Their leadership, their character, their support of staff and their dedication to champion the work of the region is tangible. While representing each of you, they understand and continue to envision how, as a regional organization, SICOG staff can bring an unbiased voice to the table, share the knowledge base and expertise of decades of project development, and continue to learn and share both new and consistent funding opportunities to help you achieve goals.

Please continue to reach out to us with your project ideas. You can download and fill out a Project Request Form at any time. Even if you can't answer all the questions right now, by filling out and sending in the form, we will have one of our team members contact you to discuss the project and how we might be of assistance.

If you are not already receiving our monthly newsletter by email, please go to our website to click the link to sign up. Each month we have a link to current and upcoming grant opportunities, discuss projects, and share other information we believe might be of assistance. While I am not an advocate of Napoleon Hill's lifestyle, I do appreciate his quote, "Whatever the mind of man can conceive and believe, it can achieve." Let's continue to work together to achieve even more great things for the residents of the SICOG region.

Beth Waddle



# Introducing SICOG's Staff



**Beth Waddle**

**Executive Director**

Beth became the Executive Director in May 2022. Beth enjoys learning more about the unique qualities each county bring to the region and the wonderful people working on the projects. "It is soul satisfying to see the completion of many projects each year and know that SICOG and our staff have played a part in its success."



**Judy Brimm**

**Finance Director**

Judy has been with SICOG for 30+ years. Judy does a lot of work "behind the scenes". She enjoys seeing the variety of ideas for growth in the communities, and likes how many projects affect adjoining counties.



**Jeremy Rounds**

**Regional Planner**

Jeremy has been with SICOG for 25+ years. Jeremy likes serving the area because it is filled with good people and fun things to do. He enjoys the challenge of lifting up this region and making it better.



**Jessica Hagen**

**Transportation Planner**

Jessica has been with SICOG since April 2021. Jessica enjoys working in the SICOG region because it will always be the place she calls home. "I was born and raised in Creston, so it's nice to be able to play a small part in developing the region that my children will also grow up in."



**Terry Niestadt**

**Regional Planner**

Terry started at SICOG in July 2022. Terry enjoys helping smaller communities make changes to thrive as a strong community while still maintaining their values. He enjoys learning about the history of the different communities.



**Kendra Comstock**

**Planning Tech**

Kendra has been with SICOG since June 2022. Kendra enjoys working for the region because she likes being a part of a bigger picture, and appreciates the impact that her work has on the community she lives in and surrounding communities.

# SICOG Membership 2023

SICOG's philosophy is that local units of government can be strengthened by promoting intergovernmental cooperation and coordination by working collectively through SICOG.

## Member Cities

Adair	Leon
Afton	LeRoy
Arispe	Lorimor
Beaconsfield	Macksburg
Benton	Maloy
Bevington	Mount Ayr
Bridgewater	Murray
Carbon	New Market
Clearfield	Nodaway
Corning	Orient
Creston	Osceola
Cromwell	Patterson
Davis City	Pleasanton
Decatur	Prescott
Diagonal	Redding
Earlham	Saint Charles
East Peru	Shannon City
Ellston	Sharpsburg
Fontanelle	Thayer
Garden Grove	Tingley
Grand River	Truro
Greenfield	Van Wert
Kellerton	Weldon
Lamoni	Winterset
Lenox	Woodburn

## Associate Members

Dexter  
New Virginia  
Van Meter

## Member Counties

Adair County	Madison County
Adams County	Ringgold County
Clarke County	Taylor County
Decatur County	Union County

# 2023 SICOG's Project Board

ADAIR COUNTY	ADAMS COUNTY	CLARKE COUNTY	DECATUR COUNTY
<b>Jerry Walker</b> Board of Supervisors	<b>Scott Akin</b> Board of Supervisors	<b>Randy Dunbar</b> Board of Supervisors	<b>Sam Wengryn</b> Board of Supervisors
<b>Jimmie Shultz</b> City of Greenfield	<b>Bert Peckham</b> City of Corning	<b>Thomas Kedley</b> City of Osceola	<b>Douglas Foster</b> City of Lamoni
<b>JoAnne Byars</b> City of Adair	<b>Lisa Wilkinson</b> City of Prescott	<b>VACANT</b> City of Murray	<b>Bob Frey</b> City of Leon
<b>Mary Sturdy-Martin</b> City of Fontanelle	<b>Gary Poen</b> City of Nodaway	<b>Denny Cottrell</b> City of Woodburn	<b>Craig Stogdill</b> City of Grand River
<b>*Derek Sargent</b>	<b>*Raelynne Risser</b>	<b>*Bill Trickey</b>	<b>*Mary Frisbie</b>
<b>*Doug Davidson</b>	<b>*Larry Kester</b>	<b>*VACANT</b>	<b>*Cierra Fountain</b>
<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>

MADISON COUNTY	RINGGOLD COUNTY	TAYLOR COUNTY	UNION COUNTY
<b>Diane Fitch</b> Board of Supervisors	<b>Colby Holmes</b> Board of Supervisors	<b>Jack Beggs</b> Board of Supervisors	<b>Rick Friday</b> Board of Supervisors
<b>Andrew Barden</b> City of Winterset	<b>Steve Fetty</b> City of Mount Ayr	<b>Karen Zabel</b> City of Lenox	<b>Gabe Carroll</b> City of Creston
<b>Jeff Lillie</b> City of Earlham	<b>Lester Elliott</b> City of Diagonal	<b>Frank Sefrit</b> City of New Market	<b>Shelli Burger</b> City of Afton
<b>Dennis Smith</b> City of Saint Charles	<b>Kathy Johnston</b> City of Kellerton	<b>Chris England</b> City of Clearfield	<b>Timothy O'Neil</b> City of Lorimor
<b>*Brian Downes</b>	<b>*Tracy Barnes</b>	<b>*VACANT</b>	<b>*Meggen Weeks</b>
<b>*Tom Leners</b>	<b>*Jodi Geist</b>	<b>*Jeanine Lynam</b>	<b>*Ron Riley</b>
<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>	<b>~Wayne Pantini</b>

**Table Key:**    **\*Private Sector**    **~Member-At-Large- (Southwestern Community College)**

# SICOG Partnership 2023

Go to our website [www.sicog.com/sicog-partnership-program](http://www.sicog.com/sicog-partnership-program)  
to see how you can become a partner today!!

## Platinum (\$2,500)

- \*City of Osceola
- \*Clarke County Development Corporation
- \*Creston City Waterworks
- \*John Wayne Birthplace Society, LTD of Winterset

## Diamond (\$1,500)

- \*First National Bank of Afton & Creston
- \*Iowa State Savings Bank of Creston & Lenox
- \*Lenox Municipal Utilities

## Gold (\$1,000)

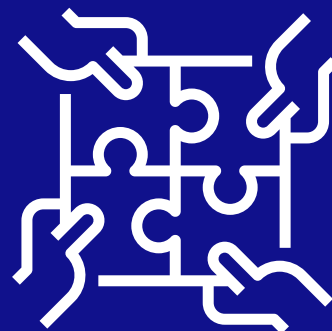
- \*Corning Municipal Utilities
- \*Garden & Associates, LTD of Creston & Oskaloosa
- \*Greater Regional Health
- \*PCSB of Clarinda, Corning, Creston, Lenox & Mount Ayr

## Silver (\$500)

- \*American State Bank of Lamoni, Osceola & Winterset
- \*JEO Consulting Group
- \*North Stone Apts & Corkrean Construction of Winterset
- \*Snyder & Associates of Ankeny & Atlantic
- \*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)

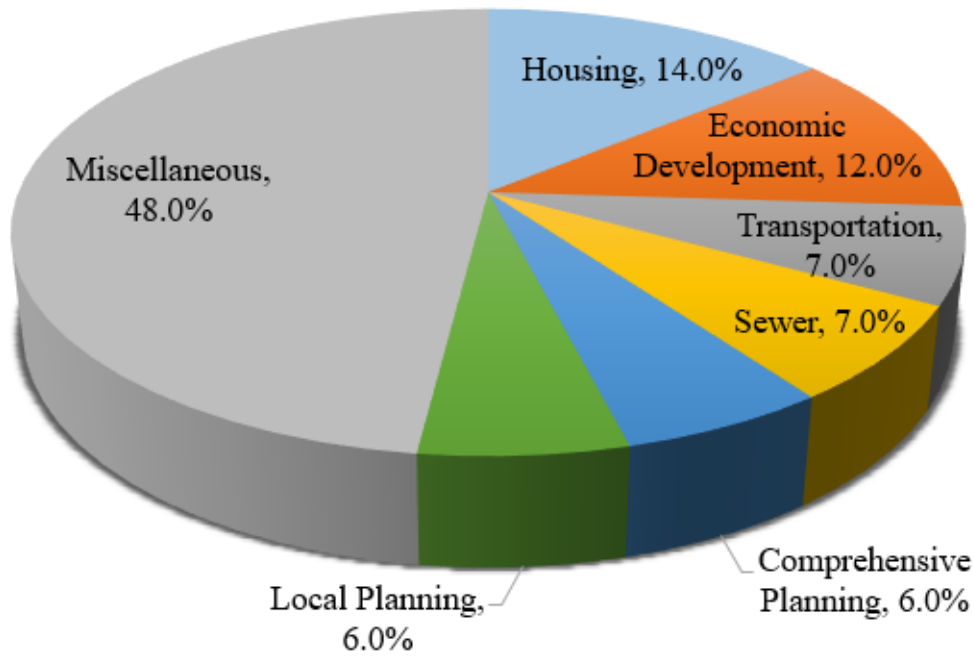
- \*Adams Community Economic Development Corporation
- \*Afton Development Corporation
- \*Akin Building Center of Corning & Creston
- \*City State Bank of Mount Ayr
- \*Clarke County Hospital
- \*Clarke Electric Cooperative
- \*Community Development Corporation of Greenfield
- \*Farmers & Merchants State Bank of Orient, St. Charles & Winterset
- \*First National Bank of Osceola
- \*FNB Bank of Fontanelle & Greenfield
- \*Grundman Insurance Agency of Corning
- \*Lenox Chamber of Commerce
- \*Lenox Development Corporation
- \*R Realty of Creston
- \*Rainbow International of Winterset
- \*Ringgold County Development Corporation
- \*Saylor Realty, LLC of Osceola
- \*Southwestern Community College
- \*State Bank of Brooks
- \*Subway of Corning
- \*TS Bank of Treynor in Corning
- \*Union County Development Association
- \*Union State Bank of Greenfield
- \*Union State Bank of Winterset



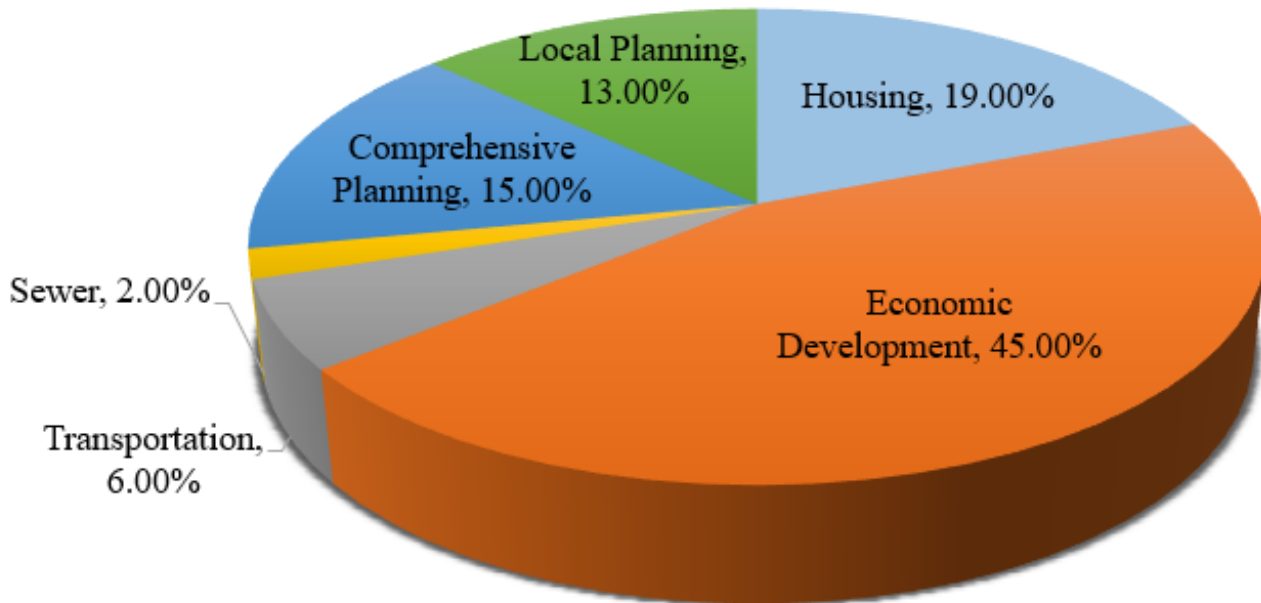
**Invest. Collaborate. Engage**

# Community Economic Development Strategy

As a regional planning agency under the US Economic Development Administration, SICOG is required to redevelop a Comprehensive Economic Development Strategy (CEDS) every 5 years. Annually SICOG reports to EDA what work was accomplished in the top categories selected by our regional members.



The graph above shows the priority categories that were determined by the 2022 survey. The graph below shows the percentage of time that SICOG provided support in those top categories.



# 2023 Services Provided by SICOG

## Adair County

- Adair (city) – Tech assistance – Discussion about an access road by I-80, childcare issues & downtown building renovation.
- Bridgewater – Grantsmanship – Public sound system.
- Bridgewater – Grantsmanship – Renovation of vacant/deteriorated downtown building.
- Bridgewater – Grantsmanship – Fire equipment purchase.
- Bridgewater – Grantsmanship – Two new picnic tables for park.
- Bridgewater – Tech assistance – Activity Center renovation.
- County – Planning – Update countywide hazard mitigation plan (with Region XII COG).
- County – Tech assistance – State broadband program.
- Greenfield – Admin – CDBG DTR façade project involving 9 buildings.
- Greenfield – Grantsmanship – Nodaway Lake campground playground replacement
- Greenfield – Tech assistance – Discussion of possible funding for a campground project.
- Greenfield – Tech assistance – Discussion of funding for swimming pool improvements/replacement.
- Greenfield – Tech assistance – Discussion of possible funding for renovation of The Gathering Place.
- Greenfield – Tech assistance – Discussion of possible comprehensive plan and zoning update.
- Greenfield – Tech assistance – Discussion of funding options for a law enforcement vehicle.
- Greenfield – Tech assistance – Discussion of funding options for trail project.



Nodaway Lake  
Playground  
Renovation

## Adams County

- Corning – Admin – Downtown building upper story housing rehab.
- Corning – Grantsmanship – Water security project at Lake Icaria dam.
- Corning – Planning – Downtown streetscape/CDBG neighborhood planning grant.
- County – Tech assistance – Discussion with county and individual residents about zoning and siting of wind turbines.
- County – Tech assistance – Discussion about comprehensive planning and zoning.
- County – Tech assistance – State broadband program.
- Prescott – Grantsmanship – Fire vehicle purchase.



East Lake Educational  
Center

## Clarke County

- Clarke County Conservation Board – Grantsmanship – Purchase Equipment for East Lake Education Center.
- County – Grantsmanship – Initial discussion about communications tower.
- County/Osceola – Tech assistance – Discussion about EV station investment near I-35.
- Murray – Tech assistance and grantsmanship – Housing development.
- Murray – Tech assistance – Sewer renovations, possible CDBG/USDA.
- Murray – Grantsmanship – CDBG neighborhood planning grant application.
- Murray – Tech assistance – Discuss funding for trail extension at recreation complex.
- Murray – Grantsmanship – New splash pad and park renovations.
- Osceola – Admin – CDBG project to upgrade wastewater plant.
- Osceola – Admin – CDBG DTR façade Project involving 8 buildings.
- Osceola – Grantsmanship – Downtown streetscape/roadway improvements.
- Osceola – Tech assistance – Possible grant(s) related to expansion of co-op and rail system.
- Osceola – Tech assistance – Early steps in water main projects (SE side of town, sewer conversion to water, connection to SIRWA).
- Osceola – Tech assistance – Researched funding for remote read water meter system.
- Osceola – Tech assistance – Possible grant for realignment of key intersection.
- Osceola – Tech assistance – Discussed funding for two downtown building renovation project.
- Woodburn – Tech assistance – Discussion about possible grant for fire department.



Murray Park  
Renovations

# 2023 Services Provided by SICOG

## Decatur County

- County – Grantsmanship – Savanna Hills Learning Center.
- County – Grantsmanship – Extension of Little River Trail.
- City of Decatur – Tech assistance – Meeting with SIRWA/water and sewer issues.
- Garden Grove – Tech assistance – Various possible projects.
- Lamoni – Grantsmanship – Fire equipment purchase.
- Lamoni – Planning – Comprehensive plan and zoning update.
- Lamoni – Tech assistance – Census student/group quarters count process.
- Lamoni – Tech assistance and grantsmanship – Airport Road paving project.
- Lamoni – Tech assistance – Retirement community housing project.
- Lamoni – Tech assistance – Discussed funding options for a downtown building renovation.
- Lamoni – Tech assistance – Discussed USDA grant with business prospect.
- Lamoni – Tech assistance – Site Survey for Potential Downtown Catalyst project.
- Leon – Grantsmanship – Renovation of South Central Iowa Theatre (SCIT).
- Leon – Grantsmanship – CDBG application for downtown façade improvements (8 buildings).
- Leon – Grantsmanship – New playground shade.
- Leon – Grantsmanship – Trail hub bike repair station.
- Leon – Grantsmanship – New park signage, wayfinding, mile markers.
- Leon – Grantsmanship – CDBG downtown facades DTR application.
- Pleasanton – Tech assistance – Discuss funding to demolish abandoned building.



Trail Extension at Little River



SCIT Theater Renovations

## Madison County

- County – Admin – CDBG project to renovate a mental health therapy agency building.
- County – Grantsmanship – EMS equipment purchase.
- County – Tech assistance – Discuss funding for courthouse renovations.
- County – Tech assistance – Discuss funding for covered bridge security.
- Earlham – Grantsmanship – Police radar speed signs
- Earlham – Planning – Comprehensive plan and zoning update.
- East Peru – Tech assistance – Initial discussion about park improvements.
- St. Charles – Grantsmanship – Fire equipment purchase.
- St. Charles – Tech assistance – Ongoing discussions about renovation of old school to housing.
- St. Charles – Tech assistance – Discuss funding options for renovations of visitor’s center.
- Truro – Grantsmanship – Fire equipment purchase.
- Truro – Tech assistance – Discuss funding for new city hall/library building; prepare RFQ for design services.
- Winterset – Grantsmanship – Taste testing at story time Master Gardeners Program.
- Winterset – Grantsmanship – Purchase new BEAM projector for library.
- Winterset – Grantsmanship – Retrofit existing water fountain with water bottle filler and purchase new fountain for community school.
- Winterset – Grantsmanship – After school program for early out Fridays.
- Winterset – Grantsmanship – Meat processing equipment expansion.
- Winterset – Tech assistance – Discuss funding for historic cabin restoration within City Park.



Police Radar Signs

## Ringgold County

- County – Grantsmanship – Hazard mitigation plan update.
- County – Tech assistance – Discussed funding for a community safe room.
- County – Tech assistance – Discussed funding for a sheriff’s dept vehicle.
- Beaconsfield/Ringgold County – Grantsmanship – Rehab former first Hy-Vee store.
- Kellerton – Tech assistance – Discussed funding for major water mains project; helped procure engineer.
- Mount Ayr – Grantsmanship – New outdoor public pool.
- Mount Ayr – Grantsmanship – CDBG Neighborhood Planning Program application.
- Mount Ayr – Grantsmanship – Judge Lewis Pool.
- Mount Ayr – Tech assistance and grantsmanship – participate in planning to update downtown streetscape.
- Mount Ayr – Tech assistance – Discuss funding and resources for housing and office space.



Rehab first Hy-Vee

# 2023 Services Provided by SICOOG

## Taylor County

- Clearfield – Grantsmanship – Renovation of downtown building into office.
- County – Tech assistance – State broadband program.
- Lenox – Admin – CDBG project to upgrade water mains.
- Lenox – Grantsmanship – Install ADA lift in library.
- Lenox – Grantsmanship – Trail extensions.
- Lenox – Planning – Urban revitalization plan to update tax abatement.
- Lenox – Planning – Urban renewal plan to update TIF.
- Lenox – Tech assistance – discussions of funding options for various housing needs.
- Lenox – Tech assistance – Conversion of toddler pool to splash pad.
- Lenox – Tech assistance – Renovation of downtown building into retail/housing.
- New Market – Tech assistance – Discussion of recycling program needs.
- Sharpsburg – Grantsmanship – Possible Grant for new fire truck.
- Sharpsburg – Tech assistance – Assist clerk with SAM update problems.



**Warning Sirens**

## Union County

- Afton – Grantsmanship – Warning siren.
- Afton – Tech assistance – Trail extension.
- Afton – Tech assistance – Discussion of grants for downtown building renovations and new housing/Homes for Iowa.
- Creston – Admin – CDBG project to upgrade water plant.
- Creston – Admin – CDBG project to upgrade water main.
- Creston – Admin – CDBG Upper Story Conversion Grant.
- Creston – Grantsmanship – Renovation of downtown building into housing/retail.
- Creston – Grantsmanship – Purchase police car.
- Creston – Grantsmanship – Renovation of theater.
- Creston – Grantsmanship – Digitize historic local newspaper for preservation.
- Creston – Grantsmanship and Tech assistance – Downtown/uptown projects.
- Creston – Grantsmanship and tech assistance – Trails plan and development.
- Creston – Grantsmanship – Nomination of potential historic district.
- Creston – Grantsmanship – CDBG and WTFAP applications for wastewater plant upgrades.
- Creston – Grantsmanship and Tech assistance – downtown neighborhood/CDBG neighborhood planning grant.
- Creston – Tech assistance – Creston Housing Committee.
- Creston – Tech assistance – TEAP (Traffic Engineering Assistance Program) application for stoplight retrofit.
- Creston – Tech assistance – Responded to questions about historic tax credits.
- Creston – Tech assistance – Discussed funding for major water mains project.
- Cromwell – Tech assistance – Discuss funding for streets.
- Lorimor/County – Tech assistance – Discussion about Homes for Iowa.
- Thayer – Tech assistance – Discuss funding for streets.



**Digitized Historic Local Newspapers**



**Creston Theater Renovations**

## Associate Members

- Dexter – Admin – CDBG DTR façade project involving 8 buildings.
- Dexter – Grantsmanship – discussion of plans/possible funding of library renovation/façade.
- New Virginia – Tech assistance – Discussion and planning for possible CDBG/SRF sewer project.
- Van Meter – Tech assistance – Possible downtown/facades renovations project.
- Van Meter – Tech assistance – Pedestrian bridge and trail project.



**Facade Renovations at the Dexter Library**



# 2023 Services Provided by SICOOG

## Partners/Private Contracts

- Adams Community Economic Development Corp. – Admin – HUD grant for Widener Building renovation.
- Clarke County Development Corp. – Admin – ORBIT EDA Grant.
- Iowa Quilt Museum – Tech assistance – Discussion of grant options for mold/hazard remediation.
- John Wayne Birthplace Society – Grantsmanship – Museum upgrades.
- Ringgold County Fair Association – Grantsmanship – New building.
- Union County Historical Society – Tech assistance – Discussed funding options for improvements to historical complex.
- Wagner Locker – Grantsmanship – USDA grant for meat locker capacity expansion.



Ringgold County New Fair Building

## Regional/SICOOG

- SICOOG HTF – Grantsmanship – IFA SHTF capitalization funding.
- SICOOG - Tech assistance – Research for new board room conferencing equipment.
- Regional – Tech assistance – Ongoing discussion about trails plan.
- Regional – Tech assistance – Ongoing discussion about healthy homes and lead hazards.
- Regional – Tech assistance – EDA funding application.



New ORBIT Building in Clarke County

## ATURA

- ATURA – Administration.
- ATURA – Long Range Transportation Plan – maintained.
- ATURA – Passenger Transportation Plan – maintained.
- ATURA – Public Participation Plan – maintained.
- ATURA – Title VI & Assurances – maintained.
- ATURA – Transportation Improvement Program – updated.
- ATURA – Transportation Planning Work Program – updated.
- Facility planning for Southern Iowa Trolley.
- Ringgold County awarded STBG Funds to pave P27 & J23.
- Ringgold County TAP – Accepted bid (project awarded in 2021).



Southern Iowa Trolley

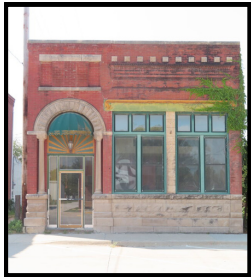


Wagner Locker Expansion

# Planning Activities 2023

## Façade Projects

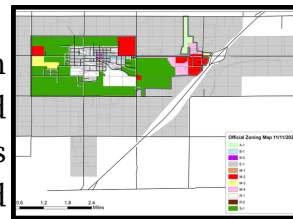
In 2023, SICOG worked with Creston, Dexter, Greenfield, and Osceola on downtown façade projects. SICOG submitted applications for Leon in 2023. Creston's project finished at the beginning of the year which included eleven buildings. Dexter (8 buildings), Greenfield (8 buildings), and Osceola (8 buildings) were bid toward the end of the year or early 2024, and work is now beginning. Façade programs help assist building owners with improvements and maintaining existing commercial and residential buildings within a community downtown.



Dexter Façade Building  
-Before Renovations

## Comprehensive Planning and Zoning

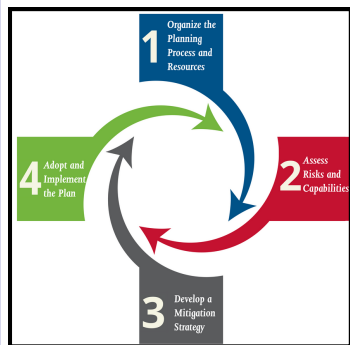
SICOG assisted Earlham and Lamoni with comprehensive plan updates in 2023, with zoning updates planned for 2024. SICOG also discussed a comprehensive plan and zoning update with Adams County, Corning, and Greenfield. Comprehensive plans develop goals, vision statements, and policy ideas to guide the growth and development over the next 20 years. SICOG continues to focus on local planning and management to help our members function more efficiently and make sustainable development decisions.



Lamoni Zoning Map

## Hazard Mitigation Planning (HMP)

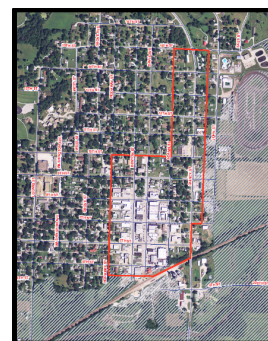
In 2023, SICOG worked with Region XII on updating the hazard mitigation plan for Adair County. SICOG also submitted a grant application (now pending) for Ringgold County to update their hazard mitigation plan. Hazard mitigation plans help local jurisdictions identify the hazards that pose the greatest threat to a community, determine which projects to handle first, and provide possible funding.



Hazard Mit. Planning Process

## Neighborhood Planning

SICOG worked with Corning, submitting a comprehensive neighborhood planning grant. SICOG assisted Creston with their application, too. Both cities were awarded funds in 2023. Corning elected to contract with SICOG to prepare their plan. Both cities were invited to submit a \$1.75 million Comprehensive Neighborhood Revitalization Implementation Grant in 2024. Neighborhood planning is a form of urban planning in which communities seek to revitalize existing neighborhoods. These plans allow communities to have more influence over the area to ensure they get the right type of development for their neighborhood.



Corning Neighborhood Plan Area

# 2023 Project Examples

## Housing Projects

In the beginning of 2023, SICOG assisted with an application that was funded for \$550,000 through the CDBG Upper Story Conversion fund for 209 W Montgomery St in Creston.



209 W Montgomery- Old Quilt Store

## Infrastructure Improvements



Wastewater Treatment Facility in Osceola

SICOG continued to administer previously funded CDBG awards for water and sewer projects in Creston, Lenox, and Osceola.



## Healthy Communities

**5-2-1-0 Healthy Choices Count!**- In 2022, SICOG assisted with the writing and submittals of funding proposals for Leon and Winterset.



Master Gardeners' garden in Winterset



Bottle Filling Station in Winterset public school

## Various Projects

**Digitizing Union County Newspapers** – In 2023, SICOG assisted the city of Creston and the Creston Historical Preservation Commission with funded applications to digitize the existing newspapers in Union County from the 1880's to 1925. In the future, Union County plans to digitize newspapers printed after 1925 including the cities of Creston, Afton, Lorimor and Shannon City.

**Homes for Iowa** – Two communities are working on utilizing the first Homes for Iowa houses (prisoner-built housing) in the SICOG Region. Bedford will have their first home delivered in May 2024. Adams Community Economic Development Corporation has been pre-approved in Corning.

# 2023 Project Examples

## Park & Recreational Projects

**Lenox Trail & Little River Trail Extension** – The city of Lenox and Decatur County were awarded funds for extending trails in their community with the help of SICOG. The Lenox trail will extend from the pre-existing trail by the nursing facility, north along Lakeshore Drive to the golf course and three lakes recreational area. The trail in Decatur County is at Little River Lake and will extend the pre-existing trail and add signage.

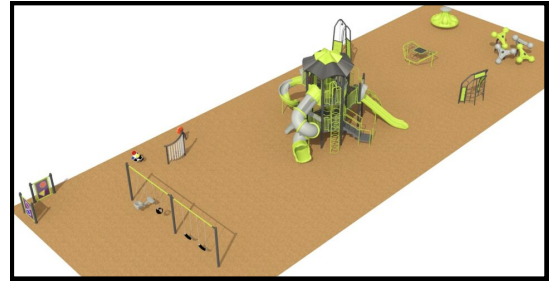


Trail Extension in Lenox



Trail Extension at Little River Lake in Decatur County

**Murray Mallory Park Playground** - SICOG assisted the city of Murray with funded applications to replace an aging and unsafe playground, as well as a splash pad. This project will create a splash pad area with overhead and ground sprays, a ground mural, and a new playground including slides, swings, a carousel, a sensory play area, monkey bars, and a climbing wall.



Playground Renovation Proposal at Mallory Park

**Clarke County Conservation Center** – In 2023, SICOG continued assisting with applications for funding for the East Lake Conservation Education Center in Clarke County. This project will construct a new educational building, designed to promote environmental education and outdoor recreation. This facility will provide a public programming space, as well as a place to hold educational events, day camps and more.



Clarke County Conservation Center Proposal



# 2023 Project Examples

## Park & Recreational Projects Continued

**Decatur County Savanna Hills Learning Center** – SICOG continued assisting with applications for funding for the Savanna Hills Learning Center in Decatur County. This project is a conservation education/nature center and will provide quality outdoor education and recreation for all ages and a facility to encourage community involvement and participation. The facility will act as a quality headquarters space for interacting with the public and managing the park.



Savanna Hill Learning Center Proposal



## Public Safety Projects



**Ambulance** – SICOG secured funding for the purchase of a new ambulance for the Clarke County Hospital.

**Fire Equipment & PPE** – SICOG assisted the cities of Bridgewater and St. Charles with funded applications for fire department equipment and PPE.

**Creston Police Car** – SICOG secured funding for the city of Creston for the purchase of a new police cruiser.

**Speed Radar Signs** – SICOG secured funding for the purchase and installment of speed radar signs in the city of Earlham.

**Warning Sirens** – SICOG assisted with the updating of warning sirens in the city of Afton, and secured funding for portable sound systems in the city of Bridgewater.



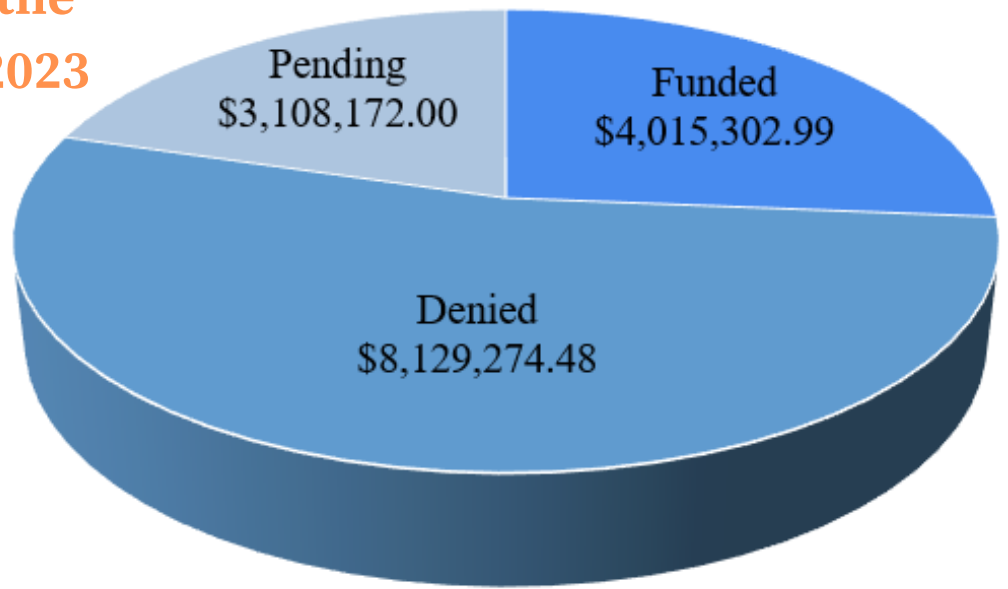
Clarke County Hospital Ambulance



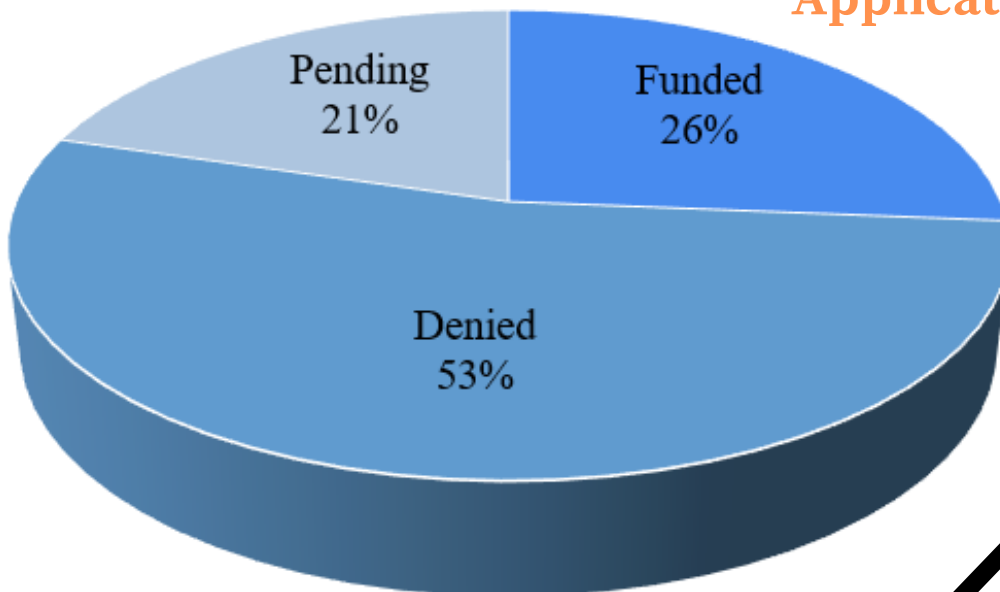
Fire Department PPE

In 2023, SICOG submitted applications for members and partners totaling **\$15,252,749.47**

**Grant Activity for the Application Year 2023**



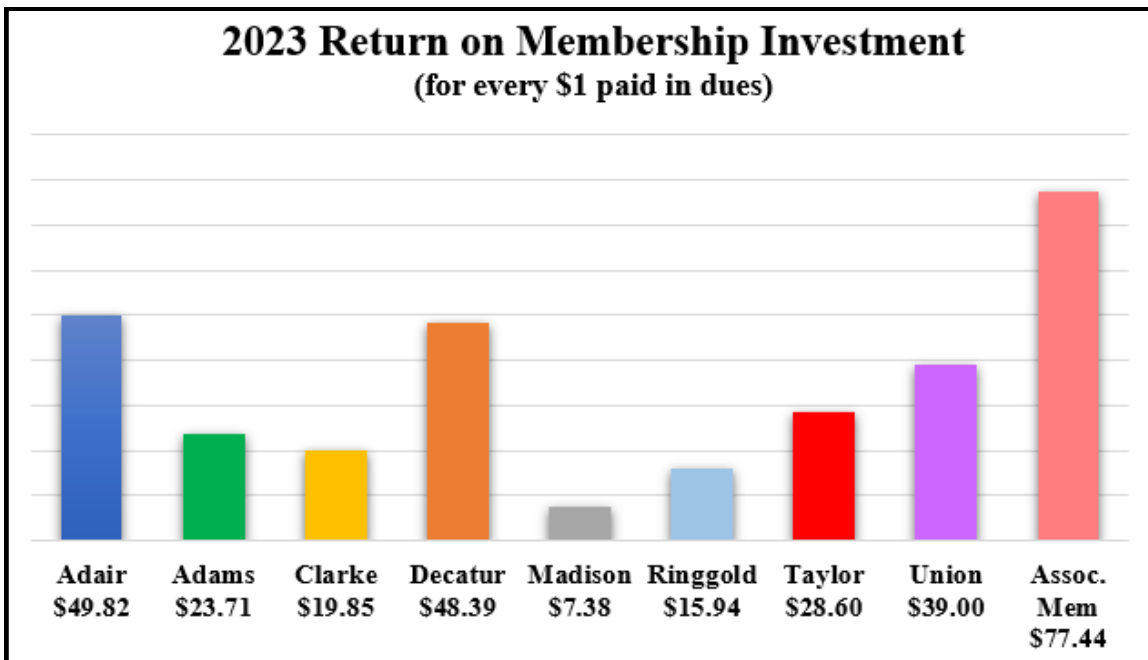
**Grant Activity Percentages for the Application Year 2023**



## Historical Overview of Grant Funding by SICOG Membership

Historical Overview of Grant Funding by SICOG Membership		
County	1972 -2022	Calendar 2023
Adair County	\$12,463,472.30	\$690,935.00
Adams County	\$16,683,509.00	\$162,500.00
Clarke County	\$30,257,107.80	\$358,000.00
Decatur County	\$20,889,896.80	\$684,412.99
Madison County	\$15,786,547.80	\$225,785.00
Ringgold County	\$16,329,132.20	\$137,500.00
Taylor County	\$21,315,415.10	\$216,500.00
Union County	\$42,762,329.90	\$875,670.00
Region	\$9,454,404.00	\$0.00
Associate Members	\$1,881,568.00	\$664,000.00
<b>Total</b>	<b>\$187,823,382.90</b>	<b>\$4,015,302.99</b>

## Return on Membership Investments



**Region Return on Investment 1972 - 2023:**  
**\$94.34 for each \$1.00**

# Southern Iowa Development Group



SICOG and its affiliates offer financing to businesses and cities in the Southern Iowa region through the programs outlined below.

## Industrial/Business Revolving Loan Funds

- Since 1987, \$7.4 million has been loaned to job creators throughout the region.
- Eligible applicants: New or existing industries & businesses which provide permanent jobs and meet established RLF criteria.
- This RLF has made 101 loans.
- At year end, the funds have \$1.5 million available to assist with job creation and retention.

- Available to SICOG member communities with a population under 3,500.
- Financing for unforeseen, emergency related community improvements.
- Includes, but not limited to, fixing broken public water or wastewater lines, repairing a fire truck, replacing damaged or defective equipment, or replacing the roof on city hall due to leaks.
- Loan limit is \$20,000.
- At year end, \$43,211 is available for new loans.

## Community Investment Revolving Loan Fund

## First Time Homebuyers Revolving Loan Fund

- The Housing Revolving Loan Fund was created for down payment assistance only.
- New loans are up to \$6,500, which must be matched dollar for dollar with funds from the borrower.
- 25% local match required and can be provided by a local bank, development group, realtor, city, county or private individual.
- Loan length is seven years, the first two years are deferred of interest and payments.
- \$100 application fee, and 1% closing cost.
- To learn more about this program go to [www.sicog.com/housing](http://www.sicog.com/housing).

Go to [www.sicog.com](http://www.sicog.com) or contact SICOG's Executive Director for more information.



# Southern Iowa COG Housing Trust Fund

Our mission is to plan for and assist with current and projected housing needs of the Southern Iowa COG region resulting in addressing our primary concern - affordable housing. Through planned activities and leveraged resources, the Southern Iowa COG Housing Trust Fund will provide opportunities for affordable housing to the residents within the region.

Our purpose is to provide financing to expand the housing opportunities for low and very low-income individuals and families in the region.

## Southern Iowa COG Housing Trust Fund Board

Adair County	Jerry Walker, Chairperson County Supervisor
Adams County	Scott Akin, Treasurer County Supervisor
Clarke County	Helen Kimes Saylor Realty
Madison County	Diane Fitch, Vice-Chairperson County Supervisor
Taylor County	Karen Zabel, Secretary City of Lenox
	Beth Waddle SICOG Executive Director
	Kevin Stewart Iowa State Savings Bank
	Cathy Seddon SIRHA Executive Director
	Wayne Pantini SWCC
	VACANT



## Southern Iowa COG Housing Trust Fund 2023

Total Amount Disbursed - Includes Matching Funds

GAP (General Assistance Program) (Rent and Utility Assistance)	
Ringgold County	\$373.44
Connections Area Agency on Aging (Home repairs: solutions for seniors and making homes handicap assessable)	
Adair County	\$10,900.00
Adams County	\$3,688.00
Taylor County	\$1,134.20
Senior Living Complex (Apartment conversion, bathroom and roof)	
Adair County	\$15,300.00
Madison County	\$200,000.00
Taylor County	\$54,000.00
Habitat for Humanity (Construct new home)	
Union County (House #12)	\$66,992.45
Union County (House #13)	\$25,702.05
TOTAL	\$378,090.14



Winterset Old High School Renovation  
Proposal for Senior Living

# ATURA

The Transportation Affiliation serves the five-county area of Adair, Taylor, Union, Ringgold and Adams.

Calendar year 2023 activities include: updates to the Transportation Improvement Program and Transportation Planning Work Program. In addition, the transportation planner worked on plans for the Southern Iowa Trolley and Ringgold Counties Transportation Alternatives Program and paving project. Over \$8 million in transportation projects are currently programmed over the next 3-4 years in the region through ATURA's regional Surface Transportation Block Grant fund.



**RPA 14/ATURA**  
Transportation Planning Affiliation

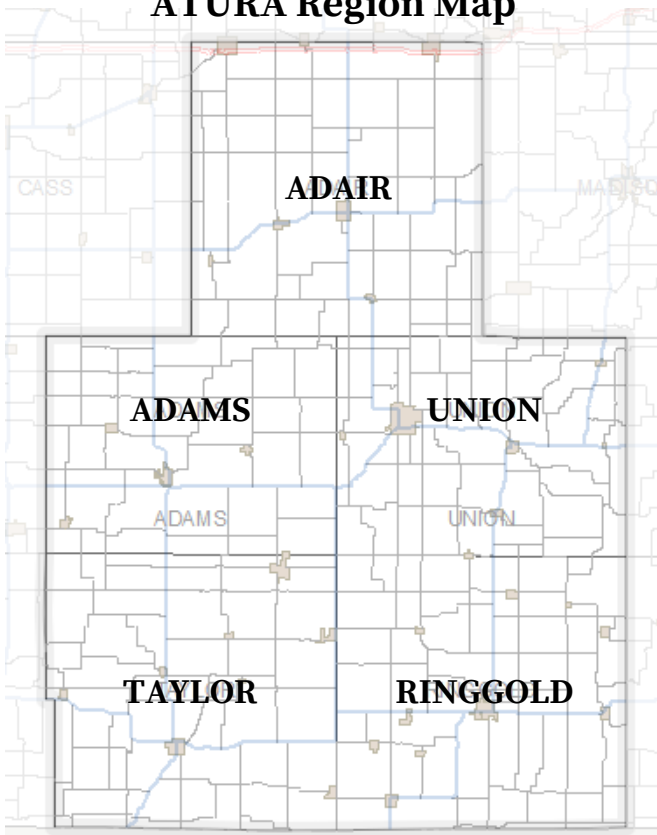
## ATURA Policy Board

Adair County	John Twombly, Vice Chairperson
Adams County	Tony Hardisty
Ringgold County	Colby Holmes
Taylor County	Ron Fitzgerald, Chairperson
Union County	Dennis Brown
City of Creston	Gabe Carroll

## ATURA Technical Committee

Adair County	Nick Kauffman, Chairperson
Adams County	Charles Bechtold
Ringgold County	Jared Johnson, Vice Chairperson
Taylor County	Justin Savage
Union County	Christian Boehmer
Southern Iowa Trolley	Leesa Lester
Iowa DOT	Scott Suhr

## ATURA Region Map



# ATURA Projects

## Regional Funds Approved by Policy Board

- TIP Amendment to include Ringgold County TAP project awarded in 2021, delayed due to inflationary costs.
- Ringgold County awarded STBG funds for HMA paving project on P27 & J23
- Completed PCC Curb & Gutter on Broadway Street in Diagonal (Small Cities STBG Recipient)

## Programmed Federal Aid Projects SFY 2024

### Adair County

- 3rd Street over Abandoned Railroad – Bridge Replacement
- I-80 Cass County Line to 0.3 mi W of IA 25

### Adams County

- 4th Street over Stream – Bridge Replacement
- 150th Street over East Nodaway River – Bridge Replacement
- IA34 from Corning West two miles - Widen and Overlay
- IA148 over East Nodaway River - Bridge Deck Overlay

### Ringgold County

- P14, over small stream – RCB Culvert Replacement

### Taylor County

- J35 over West 102 River - Bridge Replacement

### Union County

- H45, over Middle Platte River – Bridge Replacement
- 265th Street, over Sand Creek – Bridge Replacement
- P27, Ringgold-Union Street N 5.3 Miles – Pavement Rehab
- Osage Street, from US 34 N 0.5 Miles – Pavement Rehab
- US 34, Four Mile Creek – Bridge Deck Overlay



Abandoned Railroad Bridge Replacement in Adair County



Widen and Overlay



Pavement Rehab



Culvert Replacement



# Southern Iowa Council of Governments

2023 Annual Report

Celebrating 50 years of service!

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.