

1. The Rockford City Council met in regular session at the Rockford Community Center to help ensure adequate space for social distancing on Tuesday, February 8, 2022. Mayor Scott Johnson called the meeting to order at 7:35 P.M. Present were Council Members Brent Medlin, Carol Hoffarth, Sharon Enabnit, Jerry Schlader and Corey Johnson. Citizens present were Liz Enabnit, Kathy Carter, Chris Diggins with NIACOG, Rustin Lingbeek with SEH, and employees Randy Schweizer and Daniel Paulus.
2. Motion Johnson, sec. Hoffarth to approve the agenda as posted. Passed all ayes roll call vote.
3. Citizens Discussion: Kathy Carter presented information regarding the CO2 pipeline and requested that the community submit a statement to the Iowa Utility Board on their position. Item will be added to the March agenda.
4. Motion Schlader, sec. Medlin to open the Maximum Property Tax Levy Public Hearing at 7:50 P.M. for the purposed Fiscal Year 2022-2023 Maximum Property Tax Levy as published. Passed all ayes roll call vote. Mayor Johnson asked for any written or oral objections or comments. Motion Johnson, sec. Schlader to close the hearing at 7:51 P.M. Passed all ayes.
5. Motion Johnson, sec. Enabnit to approve Resolution #2022-05 Approving Fiscal Year 2022-2023 Maximum Property Tax Dollars for the affected levy. Passed all ayes roll call vote.
6. Motion Hoffarth, sec. Schlader to open the Public Hearing at 7:54 P.M. for the proposed Community Development Block Grant (CDBG) Application for water system improvements and Community Development and Housing Needs Assessment (CDHNA) development. Passed all ayes roll call vote.

NIACOG staff presented the following: The need for the activity has been identified by the IDNR, City Council, residents and businesses for several years. The proposed activities will be funded with a combination of CDBG funds and State Revolving Loan Funds from the Iowa Department of Natural Resources. The application has a due date of April 1, 2022. The City of Rockford is requesting \$300,000 in CDBG funds. 52.1% low- and moderate-income persons, according to the 2011-2015 ACS LMI% will benefit from the project. Therefore 52.1% or \$156,300 of federal funds will benefit LMI persons. The proposed activities will be conducted at the existing east Water Tower and Well #2 off of 2nd Ave. NE. There will be no displacement of persons or businesses as a result of funded activities. Not applicable (Plans to assist persons actually displaced). The project includes rehabilitating the existing tank to include the installation of an extension to the tower to meet the same height as the existing west tower and includes the entire interior and exterior of the tank to be sand-blasted and recoated. The project also included the rehabilitation of Well #2, restoration, construction administration, and legal and administration.

Following review of the proposed application, Diggins then stated that a Community Development and Housing Needs Assessment (CDHNA) need to be developed as a part of the application process. This is also a good practice for the community to undertake periodically whether applying for grant funding or not. Diggins stated what a CDHNA is and also provided examples of needs and activities in Rockford. Diggins asked the Council about community development and housing needs of LMI Persons, non-LMI persons and planned or potential activities to address the housing and community needs identified. The Council, city staff and members of the public discussed and listed respective needs and activities as well as prioritizing each. The following is the Rockford 2022 CDHNA:

Community Development and Housing Needs Assessment--Rockford, Iowa

I Major housing and community development needs of low and moderate income persons:

1. Municipal Water System improvements to ensure efficient safe potable water for residents, business and industry. **High**
2. Providing assistance to low income families in owning and maintaining safe, decent, affordable housing. **High**
3. Exploring opportunities to assist in the creation and availability of safe, decent, low income rental housing for elderly and young family households. **Medium**
4. Expanding mid-priced or affordable housing in the \$60,000 - \$80,000 range. **Medium**
Wastewater Systems improvements for proper treatment of wastewater. **Medium**

II Other major housing and community development needs (for residents who are not of low and moderate income):

1. Revitalization of the downtown business district. **High**
2. Attracting new businesses to the community. **High**
3. Enhancing development capacity in the community in order to create new single-family housing. **Medium**
4. Water and Wastewater Improvements. **High**

III Planned or potential activities to address housing and community development needs:

1. Apply to IEDA for Water/Sewer funds to undertake needed water system improvements. **High**
2. Investigate IEDA programs for housing rehabilitation assistance for LMI families. **Medium**
3. Investigate housing and community development incentives such as Urban Revitalization and Urban Renewal to encourage housing and business development and expansion. **Medium**
4. Expand opportunities to create to develop both low income/subsidized housing and market rate housing to meet the housing needs of the community. **Medium**
5. Continue efforts to enhance and develop the downtown business district. **High**
6. Continue economic development efforts to attract more businesses and industry to the community. **High** Motion Johnson, sec. Enabnit to close the hearing at 8:02 P.M. Passed all ayes.
7. Motion Johnson, sec. Schlader to approve Resolution #2022-06 approving a funding application to the Iowa Economic Development Authority (IEDA) for funding through the Community Development Block Grant (CDBG) program for a water system improvement project; committing local funds to the project and selecting a grant administrator if awarded funds. Passed all ayes roll call vote.
8. Motion Hoffarth, sec. Medlin to approve the consent agenda consisting of January 11, 2022 Council Minutes, Monthly Reports, Claims and Expenses. Passed all ayes.
9. Motion Hoffarth, sec. Enabnit to approve Resolution 2022-07 28E Agreement with Nora Springs Volunteer Ambulance Service, Inc. Agreement length is for one year at a cost of \$449.00. Passed all ayes roll call vote.

10. Motion Johnson, sec. Enabnit to approve funding up to \$42,000 towards a replacement vehicle for the Public Works Department with agreement from dealer to wait for payment until after July 1, 2022. Passed all ayes.
11. Motion Hoffarth, sec. Medlin to approve funding \$2,000 towards computers for Public Works Department. Passed all ayes.
12. Motion Johnson, sec. Hoffarth to approve the contract with NIACOG for Environmental Assessment for the proposed CDBG Water Project. Passed all ayes roll call vote.
13. Discussion was held on sewer/lagoon project updates and testing results.
14. Motion Johnson, sec. Enabnit to approve Resolution 2022-08 Design Contract Proposal with Short Elliott Hendrickson Inc. Passed all ayes roll call vote.
15. Motion Enabnit, sec. Schlader to set Budget Hearing Date for March 8, 2022. Passed all ayes.
16. Motion Hoffarth, sec. Johnson to approve Resolution 2022-09 Transfer funds from Waller Estate, Laudner Estate and LOST Parks in the total amount of \$32,413 to General for campground playground equipment and installation payments. Passed all ayes roll call vote.
17. Motion Hoffarth, sec. Schlader to approve Resolution 2022-10 Transfer funds from LOST in the amount of \$5,528.95 to Capital Street Fund for Heartland payment. Passed all ayes roll call vote.
18. Public works employees reported that the water main break on 8th Street was repaired successfully and concern about a repeat well check situation.
19. Mayor Johnson reported on the 911 meeting. He is requesting that the fire department volunteers track when/if they receive pages to help locate areas with no signal to demonstrate to the board that there is a need to install a repeater in Rockford. Legal paperwork was received from Laird Law Firm concerning an unsafe building at 109 W Main Avenue. Option B states that that council agrees to move forward filing a petition in the district court alleging the property has been abandoned for at least six months.
20. Employee Randy Schweizer requested a closed session as per state Code Section 21.5 sub-sections (I). Motion Hoffarth, sec. Medlin to enter into closed session at 8:45 P.M. Passed all ayes roll call vote. Motion Hoffarth, sec. Schlader to open session at 9:13 P.M. Passed all ayes roll call vote.
21. Motion Johnson, sec. Schlader to adjourn at 9:16 P.M.

January Receipts: General \$6,605.35, Library \$10,592.61, Road Use \$8,591.57, Employee Benefits \$207.54, Emergency \$33.00, LOST \$7,476.46, Debt Service \$188.06, Water \$14,146.56, Water Meter Deposit \$200.00, Sewer \$10,553.34.

January Disbursements: General \$17,557.63, Library \$3,122.22, Road Use \$2,951.49, Employee Benefits \$4,323.37, CA Water Meter Project \$2,241.55, Water \$17,478.62, Water Meter Deposit \$200.00, Sewer \$15,854.93.

Scott Johnson
Mayor

Jessica Meyer
Deputy Clerk