

## DECEMBER 06, 2010

Mayor Pro-Tem Sandra Brown called to order at 6:34 PM the regular meeting of the Lone Tree City council with K. Brown, Coppinger, Larsen and Lemley present. Mayor Ogren was absent. Others attending: Brad Judge, Jim Bopp and Adam Ralston.

Motions carried with all Ayes unless noted. K. Brown, Lemley moved to approve the agenda as presented. CARRIED. K. Brown, Lemley moved to approve the consent agenda (minutes, Clerk's reports and bills received). CARRIED. Water samples were read from the Community Building and Care Center, reported safe and filed.

K. Brown, Lemley moved to open the Public Hearing for CDBG Housing Rehabilitation Project. CARRIED 6:36 PM. Adam Ralston of ECICOG conducted the Public Hearing for the Lone Tree Owner-Occupied Housing Rehabilitation Application: **How the need for the proposed activity or project was identified:** The City of Lone Tree completed a successful home rehabilitation grant in 2003. The City of Lone Tree and the Lone Tree Housing Committee have determined that additional funding would be greatly beneficial in continuing the mission of maintaining a safe, livable, and affordable housing stock within the city. The City's most recent Housing Needs Assessment also shows that the City places a great deal of emphasis on the area's housing stock. Much interest has been shown by the citizens of Lone Tree for housing rehabilitation assistance with 21 pre-applications having been received. 100% of those fall below 80% of the area median income. Of the 21 applications received, all 21 are from households located within the designated targeted area. A windshield survey of the target area was conducted that included a total of 262 homes. Of those, it was determined that 83% are in need of either minor or major repairs.

**How the proposed activity or project will be funded and the source of the funds:** The owner-occupied housing rehabilitation project will be funded with \$226,234 in federal funds and \$12,000 in local matching funds. The total funds for the housing project will be \$238,234.

**The date the Housing Fund application will be submitted:** The application will be submitted by December 08, 2010 at 4:00 pm to the Iowa Department of Economic Development. **Amount of federal funds to be requested:** The amount of funds to be requested is \$226,234. **Estimated portion of federal funds that will benefit persons of low and moderate income:** One hundred percent of the funds will benefit households with incomes at or below 80 percent of the area's median income level.

**Where the proposed activity or project will be:** A target area for this program has been selected. The target area can be seen on the map provided (available by handout). This area was selected based on the overall condition of homes in the area and the windshield survey completed by the Housing Committee.

**Plans to minimize displacement of persons and businesses as a result of funded activities or projects:** Due to lead hazard reduction activities required as a part of this program, money has been budgeted to assist homeowners who may be temporarily relocated from their homes as part of the project. The total amount budgeted for the overall program is \$9,000, which includes a daily stipend, moving expenses, and storage of property. The amount will be allocated as necessary for each rehabilitation project.

**Plans to assist persons actually displaced:** Those owner-occupants who are required to be temporarily relocated will be asked to find housing that is Lead Safe in

which to be relocated until the rehabilitated home has passed clearance testing. The City will pay up to five days of relocation expenses and reimburse the rest of the funds once the full amount of days out of the project home is known. If the homeowner is to enter the home during a period of relocation activity, funds will not be awarded or reimbursed.

**The nature of the proposed activity or project:** The project will provide for the rehabilitation of six owner-occupied homes, and the voluntary relocation of these participants in the City's targeted area. Home health and safety deficiencies will be eliminated, resulting in decent, safe, and affordable housing. Rehabilitation activities include, but are not limited to, electrical, plumbing, mechanical, siding, roofing, windows, and lead hazard reduction. Eligible households must meet the State of Iowa's Housing Fund income guidelines. The home to be rehabilitated must be the occupant's principal residence and property insurance on the home is required.

Maximum federal dollars to be spent per home for rehabilitation costs is \$24,999 plus \$8,001 per house for lead hazard reduction. The federal funds utilized for rehabilitation will be secured by five-year forgivable loans.

Mr. Ralston also updated the council on the Community Development and Housing Needs Assessment.

There were no written or oral objections to the project therefore K. Brown, Lemley moved to close the public hearing. CARRIED 6:52 PM.

Lemley, K. Brown moved to allow maintenance personnel to attend the Iowa One Call meeting in January in Iowa City. CARRIED.

K. Brown, Larsen moved to suspend the rules and read by title only **ORDINANCE 2010-9 (MUNICIPAL INFRACTIONS)**. CARRIED. K. Brown, Larsen moved to approve the third and final reading of ORDINANCE 2010-9. CARRIED.

Lemley, Larsen moved to approve **RESOLUTION 2010-AA (TO COMMIT LOCAL MONETARY SUPPORT AND AUTHORIZE APPLICATION TO THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT HOUSING FUND)**. CARRIED.

K. Brown, Coppinger moved to approve **RESOLUTION 2010-BB (APPROVING INSTALLATION OF A STOP SIGN AT LINN & HUSKINS STREETS)**. CARRIED.

Lemley, Larsen moved to approve **RESOLUTION 2010-CC (28E AGREEMENT BETWEEN CITY OF LONE TREE AND LONE TREE COMMUNITY SCHOOL FOR LIBRARY SERVICES)**. CARRIED.

Lemley, Larsen moved to approve Gin's liquor license renewal subject to receipt of the Dram Shop insurance. CARRIED.

Lemley, K. Brown moved to accept the price quote from L.L. Pelling for chip and seal street work for next year. CARRIED.

K. Brown, Lemley moved to approve and accept the application from ECICOG to administer the Housing Rehabilitation Project if funding is received. CARRIED.

Being no further business, Mayor Pro-Tem S. Brown declared the meeting adjourned at 7:03 PM.

**FOLLOWING CLAIMS PAID IN NOVEMBER:  
GENERAL FUND**

Johnson Co Sheriff	contract	3492.67
Johnson Co Refuse	contract	2249.75

Lynch, Greenleaf	atty	78.00
Slechta Communications	legals	298.48
B D C	inspections	176.62
IA Codification	ordinance	200.00
Standard Pest	spray	28.00
Merry Thomae	postage	23.33
US Postal Serv	envelopes	253.30
LT's Grocery	supplies	203.54
Linweld	rent	14.13
White Cap Const	repairs	381.56
Paul's Discount	supplies	212.26
Menard's	supplies	181.56
NAPA	repairs	139.21
Cobb Oil Co	fuel	17.98
AgVantage FS	fuel	242.49
Jamey Hillyer	EIC	150.00
Verizon	phones	8.09
Iowa Telecom	phones	220.13
Alliant Energy	gas & elec	563.75
Carter & Associates	ditch work	40920.80
To Debt Serv	trsfr	26419.67
F & M Bank	FICA	154.31
IPERS	pymnt	657.83
<b>ROAD USE FUND</b>		
Alliant Energy	st lights	1453.04
<b>WATER UTILITY</b>		
US Postal Serv	envelopes	253.30
Municipal Supply	supplies	278.89
Hawkins Inc	chlorine	896.50
I A M U	mtg reg	75.00
IA Rural Water	dues	250.00
Hygienic Labs	tests	66.00
US Cellular	phones	43.04
Iowa Telecom	phones	197.83
Iowa One Call	locates	16.20
Verizon	phones	7.75
Alliant Energy	elec	757.44
Blue Cross	premium	3240.39
Brad Judge	reimb	361.08
Midwest Mobile Washers	tower	5079.00
Postmaster	postage	140.28
F & M Bank	FICA	1489.31
IPERS	pymnt	425.94
To Debt Serv	Rev trsfr	2640.00
Payroll	salaries	7534.34

**DEBT SERVICE**

Bankers Trust	fee	200.00
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**TRUST & AGENCY**

Charles Henderson	refund	75.00
Seth Groves	refund	50.00

**SEWER UTILITY**

Paul's Discount	supplies	74.52
Hygienic Labs	tests	1308.00
USA BlueBook	supplies	281.85
Cummings Power	repairs	334.80
US Cellular	phones	43.05
Iowa Telecom	phones	129.68
Iowa One Call	locates	16.20
Alliant Energy	elec	293.21
R E C	elec	122.62
Steve Flake	phone	25.00

**SENIOR DINING**

Wilbur Huff	mileage	153.60
Anita Martin	mileage	129.60
Sherry Ogren	mileage	21.60
Lisa Czyzewicz	mileage	48.00
LT's Grocery	supplies	455.78
Hawkeye Foods	supplies	2209.95
Payroll	salaries	2961.05
F & M Bank	FICA	542.68
IPERS	pymnt	380.32

**FINANCIAL STATEMENT**

	<b>RECEIPTS</b>	<b>DISBURSEMENTS</b>
GENERAL FUND	\$29933.15	\$77287.46
ROAD USE	9643.27	1453.04
WATER UTILITY	5691.56	21112.29
WATER REVENUE	1001.77	2640.00
DEBT SERVICE	30461.75	200.00
TRUST & AGENCY	100.00	125.00
CEMETERY TRUST	200.00	
SEWER UTILITY	4301.68	2628.93
SENIOR DINING	9696.55	6902.58
TOTALS	91029.73	112349.30
CASH IN CHECKING	1007680.42	
SAVING CERTIFICATES	206825.00	

MERRY THOMAE, CITY CLERK

SANDRA BROWN, MAYOR PRO-TEM

/s/ Merry Thomae, ATTEST

MERRY THOMAE, CITY CLERK

submitted for publication 12-09-10