

Casey Special City Council Meeting
Community Building
September 27, 2023

The Casey City Council held a special meeting on Wednesday, September 27, 2023. Mayor Lindberg; Councilmembers Acker, Schiller, Wedemeyer, Blake and Richter were present. Also present were City Clerk, Gwen Blass, Public Works Director Jon Welker, and Lauren Mortensen, Region 12 Council of Governments.

Mayor Lindberg called the meeting to order at 7:00 pm. All rose to say the Pledge of Allegiance. Motion by Wedemeyer second by Schiller to approve the agenda; all ayes.

Motion by Richter second by Wedemeyer to open the public hearing for the Casey Water Project CDBG application; all ayes. A public hearing was held as part of the City Council meeting to hear comments on the city's application for a Community Development Block Grant (CDBG). The hearing was pursuant to the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1987, as amended March 25, 1988. The Iowa Economic Development Authority (IEDA) will advise all CDBG applicants and grantees of the requirements, and of acceptable means to amended, to ensure compliance with said requirements by all applicants for and recipients of CDBG funds administered by the State of Iowa. The public was informed that IEDA requires reasonable public access to all local meetings, project records and information relating to the proposed and actual use of CDBG funds. All CDBG related meetings should be conducted in public buildings. No one was present that wished to comment at the time so Lindberg left the hearing open.

Community Development Block Grant (CDBG) Water Grant Application and Public Hearing: The replacement of approximately 4,500 feet of water main was identified as a need by the City of Casey. The total project cost is estimated to be \$547,000. With a CDBG award of \$328,500, the remaining cost of this project would be \$218,500. It is anticipated that the City of Casey will cover the remaining cost of this project with SRF funds. If a construction permit is obtained prior to October 1, the application will be submitted October 1, 2023. If a construction permit is not issued by October 1, 2023, the application will be submitted January 1, 2024.

A requirement of the CDBG program is that funds must be used for projects benefiting low-to-moderate income persons. This project meets this objective, as the City's LMI is 52.3%.

It was noted that no businesses or persons will be displaced as a result of this proposed project.

Community Development and Housing Needs were also discussed. Discussions determined:
Community Development and Housing Needs of LMI Persons:

- Housing Rehabilitation - Information from the Guthrie County Assessor and visual searches have concluded that the community's housing stock is aging, and a number of homes could use some form of rehabilitation. With a high percentage of LMI households in the community, the City feels that encouraging and assisting LMI households with improvements is needed. (High priority)
- Housing Down-Payment Assistance - Securing a down-payment is sometimes the largest hurdle to homeownership. This is especially difficult for LMI households. Housing discussions with Region XII COG have helped the city understand the importance of down-payment assistance funds for LMI households. Obtaining funds to assist with securing down-payments can make home-ownership a reality for LMI households. (High Priority)
- Job Creation and Retention - Stable employment can assist LMI households with their financial situation, and create stability within their everyday life. Retaining jobs allows for employees to achieve pay increases, access to benefits, and a number of other non-financial benefits. Creating jobs which will benefit the community through high paying jobs will also benefit the employees in similar ways. (High Priority)
- Housing Development - Casey is not unlike most small, rural Iowa communities. Housing is at a high demand, and homes that are available go fast. Additional housing development within the community may create housing for LMI households, or may make homes available in their affordability range. (Medium Priority)
- Water System Improvements - The City's water well system affects all residents of the community. Studies have shown that these improvements are important to the continuing usage of the city's system. Ensuring that all citizens have access to water with high quality and adequate pressure is vital to the city. (High Priority)

Other Community Development and Housing Needs:

- Water System Improvements - The City's water distribution system affects all residents of the community. Studies have shown that these improvements are important to the continuing usage of the city's system. Ensuring that all citizens have access to water with high quality and adequate pressure is vital to the city. (High Priority)
- Housing Development - Casey is not unlike most small, rural Iowa communities. Housing is at a high demand, and homes that are available go fast. Additional housing development within the community may create additional housing opportunities for new or existing households. (Medium Priority)

Planned or Potential Activities to Address Housing and Community Needs:

- Apply for Funds for Water System Improvements - The preliminary engineering report stated different avenues to fund this project and showed different grant and loan funds which the community could access. Applying for assistance from CDBG and an SRF loan will allow the City of Casey to complete the necessary improvements to the water system while keeping water rates reasonable for all residents of the community. (High Priority)
- Apply for CDBG Funds for Housing Rehabilitation - Discussion with the local COG have determined that CDBG funds could be applied for by the community and then utilized by local residents to complete rehabilitation to their homes. Applying for these funds would allow LMI families within the community to have access to funds to complete the necessary upgrades to their homes. (High Priority)
- Apply for Funds for Down-Payment Assistance - The City is exploring the possibility of applying for down payment assistance funds. These funds would allow the city to assist LMI households with purchasing a home. These funds would assist LMI households secure the down-payment, which is sometimes the largest hurdle to purchasing a home. (Medium Priority)
- Job Creation and Retention – Guthrie County's unemployment rate hangs around 2% for the entire county. The City of Casey feels that focusing on creating new and retaining jobs within the community is important to the community's economic health. Working with regional partners and economic developers to attract new, well-paying jobs to the community is one part of ensuring the community's economic health. (High Priority)

With still no one wishing to comment, Acker made the motion to close the Public Hearing at 7:04 PM seconded by Wedemeyer; all ayes.

Motion by Wedemeyer second by Schiller to approve the Casey Water CDBG Application; all ayes.

Motion by Richter second by Acker to adjourn at 7:10 pm; all ayes.

ATTEST:

Nicholas Lindberg, Mayor

Gwen Blass, City Clerk