

CITY OF THORNTON – OCTOBER 3, 2011

The Thornton City Council met with Mayor Joy Baker calling the meeting to order. Council members present: Barbara Hopkey, Larry Stadtlander, Barry Groh, and Brian Crowell. Absent: Michael Younge. Also present: Chris Diggins with NIACOG, Tom Madden with Yaggy Colby Associates, City Attorney, John Sorensen, Betty Jensen.

Groh made a motion to approve the agenda. Stadtlander seconded, motion carried.

Two firms returned Statement of Qualification for professional engineering services for the wastewater treatment plant improvements. Chris Diggins handed out evaluation forms to the Council members. Each member rated each firm on the criteria listed on the form. Diggins tallied the forms and Yaggy Colby Associates rated the highest. Groh made a motion for Contract of Services to Yaggy Colby Associates. Stadtlander seconded, motion carried.

The public hearing on the proposal to submit a CDBG application to IDED was opened at 7:00 PM. Chris Diggins, NIACOG staff presented the following:

The need for the activity has been identified by the IDNR which directed the City Council to take action to correct the problem.

The proposed activities will be funded with a combination of CDBG funds and most likely a State Revolving Loan Funds from the Iowa Department of Natural Resources.

The application has a due date of 4:30 pm November 2, 2011.

The City of Thornton is requesting \$300,000 in CDBG funds.

59% low- and moderate-income persons, according to an income survey completed in July and August of 2011, will benefit from the project. Therefore 59% or \$177,000 of federal funds will benefit LMI persons.

The proposed activities will be conducted at the current wastewater treatment lagoon site just southeast of the City of Thornton.

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 mobilization, draining the lagoon, sludge removal, installation of a new liner, restoration, engineering, and legal and administrative.

Following review of the proposed application, Diggins conducted a Community Development and Housing Needs Assessment with those persons in attendance at the public hearing. The following is the result of the CDHNA:

Community Development and Housing Needs Assessment

Community Name: Thornton, Iowa

Community Development and Housing Needs of LMI Persons

1. Wastewater System Improvements.
2. Provide assistance to low income families in owning and maintaining safe, decent, affordable housing.
3. Explore opportunities to assist in the availability of safe, decent low income rental housing for the elderly.
4. Expand development opportunities for affordable homes in the \$100,000-\$110,000 range.

Other Community Development and Housing Needs

1. Revitalize the downtown business district.
2. Attract new businesses in the retail sector.
3. Make infrastructure improvements to attract new housing.

Planned or Potential Activities to Address Housing and Community Needs

1. Apply to IDED for wastewater system improvements.
2. Utilize financial assistance sources such as: tax increment financing and tax abatement as additional incentives for homeowners who wish to make property improvements.
3. Develop low income housing to meet the needs of the community and create additional jobs in the community to maintain or increase income levels.
4. Continue the efforts of local merchants to keep downtown storefronts filled. Maintain aesthetic and structural integrity of the area.
5. Work with the area economic development group.

Date and location assessment was prepared: October 3, 2011, 7:00 PM
Thornton City Hall 404 Main Street, Thornton, IA 50479.

Number of local residents participating: Mayor, Clerk, City Council, 1Yaggy Colby staff, 1 NIACOG Staff, 1 member of the Public, City Attorney

Travis Fischer present at 7:10 p.m.

Hopkey made a motion to close the hearing. Stadlander seconded, motion carried.

Stadlander made a motion to move forward with the CDBG application. Groh seconded, motion carried.

Diggins and Madden left the meeting at 7:20 p.m.

Groh made a motion to approve the minutes of the previous meeting as presented. Stadlander seconded, motion carried.

Stadlander made a motion to approve payment of the bills. Hopkey seconded, motion carried.

Mayor Baker reported that she spoke with the current owner of the dangerous building located at 104 N 3rd Street. Baker also left two telephone messages for the owner that they were not

returned. Attorney Sorensen will contact the owner on the City's behalf and request demolition of the building followed by citations to the past and present owners if the request is denied.

An amendment to the City's Temporary Relocation Policy was reviewed for the Housing Rehabilitation Grant. Hopkey made a motion to adopt the amendment by resolution. Crowell seconded, therefore Resolution #11-13 adopted.

Groh made a motion to accept the technical services contract with NIACOG for administration of the Housing Fund Grant Program. Stadlander seconded, motion carried.

Mayor Baker requested names of community members that may be interested in the research of an emergency storm shelter/community center.

Mayor Baker informed the Council of the proposed Waste to Energy Project that was presented at the Landfill of North Iowa by Creative Energy Systems.

The Clerk presented the Annual Financial Report for F/Y ending June 30, 2011. Stadlander made a motion to accept the report. Groh seconded, motion carried.

A special ordered water meter valve and its installation at a new property was discussed. It was agreed that the property owner is responsible for the cost.

Stadlander reported Larry Lightbody of 612 Larch Street approached him regarding two dead trees at his place; one is on his property near the alley and one on City property. The Council requests a minimum of two bids for removal of the tree on City property.

The liquor license application for Westy's Sports Cave Bar & Grill was discussed. Groh made a motion to approve the application. Hopkey seconded, Stadlander – aye, Crowell – abstained, motion carried.

The Mayor declared Monday, October 31, 2011 from 5-7 p.m. as trick-or-treat hours in town.

The Clerk reported on upcoming classes for her and Greg Meier. She will be attending the Fall User Meeting by Data Technologies on Wednesday, October 19, 2011 and Meier will be attending a water operator class on Thursday, October 13, 2011 at NIACC.

Due to the utility bill rate increase, there was discussion of more frequent meter readings. It was decided to continue with quarterly readings by the City, but users may read their meters and email the reading to the Clerk around the 15th of each month at water@thornton-iowa.com those without internet access may contact the Clerk @ 998-2415.

The Clerk announced that former residents, Ed and Arlene Anderson sent a monetary donation to the City to purchase a piece of equipment that would be used by City Maintenance Director Tom Janeka. Hopkey made a motion to use the money towards the future purchase of a Chop-Saw. Crowell seconded, motion carried.

The former "Last Chance" Lounge building was discussed.

Stadlander made a motion to adjourn. Groh seconded, motion carried.

Michelle Duff
Thornton City Clerk