

RIVERSIDE CITY COUNCIL SPECIAL MEETING: Monday, November 13th, 2023

Riverside City Council special meeting opened at 6:00 pm at City Hall with Mayor Allen Schneider requesting roll call. Council members present: Tom Sexton, Edgar McGuire, Lois Schneider, Kevin Kiene, and Kevin Mills.

Motion by Sexton, second by Mills to approve agenda. Passed 5-0.

Nate King addressed Council on building repairs at 31 W 1st Street.

City Council discussed funding for the CDBG Downtown Revitalization Grant.

Sexton moved, second by Mills to open Public Hearing for DTR Application and Community Development & Housing Needs Assessment at 6:31 pm. Passed 5-0.

Tom Gruis, Planner, East Central Iowa Council of Governments, delivered the following statements:

- A. As concerned with how the need for proposed activities was identified, it is noted that a building survey determined certain properties within a targeted downtown area, as qualified in “fair” or “poor” condition, are in need of façade improvements.
- B. As concerned with how proposed activities will be funded and the source of funds, it is noted that with proposed project cost presently estimated to total **\$1,279,917**, grant assistance is being requested from the CDBG Program with local match to be provided by the City of Riverside in the amount of **\$315,000** plus property owner participation for the residual balance of cost, \$314,917.
- C. As concerned with the date the application will be submitted, it is noted that the CDBG Program funding application will be submitted to the Iowa Department of Economic Development for receipt by **November 22, 2023**.
- D. As concerned with the requested amount of federal funds, it is noted that **\$650,000** is being requested from the CDBG Program with local match to be provided by the City of Riverside in the amount of **\$315,000** plus property owner participation for the residual balance of cost.
- E. As concerned with benefit from federal funding, it is noted that a target area survey has determined the project qualifies for CDBG Program funding with a predominance of “slum and blighting” conditions.

F. As concerned with where proposed activities will be conducted, it is noted that Downtown Revitalization is targeted to an area generally between Greene St. and Glasgow St. along the north side of W First St.

G&H. As concerned with plans to minimize the displacement of persons or businesses as a result of funded activities, and plans to assist persons actually displaced, it is noted that, because no property acquisition is proposed, there will be no displacement of persons or businesses as a result of funded activities.

I. As concerned with the nature of the proposed activities, it is noted that Riverside's Downtown Revitalization will principally comprise of building façade improvements.

Public Comments

One comment: Appreciation for City contribution to project. Importance of interior spaces once facades are improved. 13 local residents present, including City Council and Mayor.

Gruis moved onto the Community Development and Housing Needs Assessment.

In regard to Community Development and Housing Needs of LMI persons, the following needs and priorities (in parenthesis) were identified: housing diversity/types, especially for affordability (high); quality housing (high); services and community spaces for seniors (medium); and parks and recreation expansion (low)

In regard to Other Community Development and Housing Needs, the following activities/needs priority were identified: downtown revitalization (high); business development (high); diversity of housing options (high); and expansion of recreation areas and community center (medium).

In regard to Planned or Potential Activities to Address Housing and Community Needs, the following were identified: downtown revitalization (high); boat ramp at Hall Park (high), housing subdivision development, which is about to start phase II (high); street improvements (low – many streets have been improved recently and this will be a need again in the future); water and wastewater plan improvements including replacing piping in water treatment plant and replacing the air handler unit and completing structural improvements of building at the wastewater treatment plant (high); community center (medium); and applying TIF LMI set aside (medium–no incremental funds have been collected yet but should be soon). High priority planned or potential activities are underway or expected to begin soon.

It was noted that several needs in all categories, e.g. revitalization, housing diversity, community center, are also supported in the community's comprehensive plan.

Number of local residents participating: 13 local residents, including City Council and Mayor.

Schneider moved, second by Sexton to close Public Hearing at 5:56 pm. Passed 5-0.

Motion by Schneider, second by Kiene to pass Resolution 2023-87, Approving \$315,000.00 of Casino Funds for the City participation in the DTR Grant. Passed 5-0.

Motion by Schneider, second by Mills to pass Resolution 2023-88, designating a portion of the central business district A "Slum/Blighted" area with rehabilitation, conservation,

redevelopment, development, or a combination thereof, being necessary in the interest of the public health, safety, or welfare of the residents. Passed 5-0.

Motion by Schneider, second by Kiene to pass Resolution 2023-89, Approving a grant application for the Downtown Revitalization Improvements Project, adopting findings required in association with approval of a Downtown Revitalization Application through the Community Development Block Grant Program of the Iowa Economic Development Authority and selecting Martin Gardner Architecture as the architectural firm. Passed 5-0.

Motion by Kiene, second by Sexton to pass Resolution 2023-90, Approving Change Order # 18 to Streb Construction Co. Inc. for the 3rd Street Improvements Project in the amount of \$12,475.31 for Steven's Erosion and Streb markup on final quantity. Passed 5-0.

Motion by Sexton, second by Kiene to pass Resolution 2023-91, Approving pay request #12 to Streb Construction Co. Inc, in the amount of \$56,071.84 for work completed through 10-31-23 on the 3rd Street Construction project. Passed 5-0.

Admin Cole Smith discussed the results of City Attorney search. Douglas D. Herman of Lynch Dallas, P.C. will attend a future meeting to discuss services with City Council.

Schneider moved, second by Sexton to pass Resolution 2023-92, Approving Annual Financial Report for Fiscal Year ending 6-30-2023, submitted by City Clerk with a cash balance of \$3,812,851. Passed 5-0.

Kiene moved, second by Schneider to Pass Revised Resolution 2023-84, Approving Wellmark Insurance renewal for plan year 1-1-24 through 12-31-24. Passed 5-0.

Motion by Sexton, second by Kiene to adjourn at 7:26 PM. Passed 5-0.

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City Council Meeting – Monday, November 20th, 2023 at 6:00 pm in City Hall.

ATTEST:



Becky LaRoche; City Clerk

Allen Schneider; Mayor