



A Bright Look Ahead™

The Update

Serving Cass, Fremont, Harrison, Montgomery, Page, Pottawattamie, and Shelby Counties

SWIPCO · Southwest Iowa Planning Council-Region XIII

March 2011

SINGLE FAMILY NEW CONSTRUCTION PROGRAM

Through a one-time funding source, Southwest Iowa Housing Trust Fund has started construction on several new homes throughout the region.

The Single Family New Construction program, part of the Disaster Recovery funding from the 2008 floods to replace housing units lost, provides funding for homebuyers of new constructed homes. 20 homes will be built in Glenwood, Avoca, Logan, Neola, Underwood, and Crescent.

The cities of Shenandoah and Hamburg received funding through the Neighborhood Stabilization Program.

Shenandoah is revitalizing West Lowell Street by acquiring and



1104A Linn in Glenwood



Lot 1, Nishna Ridge Subdivision, Avoca

demolishing several vacant dilapidated housing units. These homes are then replaced with newly constructed homes.

The city of Hamburg acquired and demolished a dilapidated home at 1710 Bluff Street and is in the process of construction a new home in its place.

Each of the homes shown are currently for sale to income qualified homebuyers. Homebuyer assistance is available.

For more information please contact Jeremy Middents at jermey.middents@swipco.org or 1-866-279-4720.



1112 West Lowell, Shenandoah

1710 Bluff, Hamburg



THINKING OF DOWNSIZING?

The 2010 Census was cruel to some of SWIPCO’s communities.

Many cities fell below 200 in population, and others sunk much further. There is no magic population number for the viability and vibrancy of a community. Towns with 30 people may have as

much or more viability as others many times it’s size.

However, remaining an incorporated place may be a challenge. It is hard to find people to run for elected office, or to maintain the city’s infrastructure.

Iowa law allows cities to stop being a

municipality. The territory becomes a part of the county, and services become the responsibility of the county.

The Iowa Code outlines a straight forward process for cities.

However, the biggest limiting factor to disincorporation is debt.

Any debt owed by the municipality stays with the residents of that territory.

To discuss if disincorporation is in the best interest of your city, please contact Courtney Harter or John McCurdy at 1-866-279-4720.

LIMITING OR BANNING SEXUALLY ORIENTED BUSINESS

In recent weeks, we have had many inquiries by member communities for ordinances that effectively ban, or severely limit, sexually oriented businesses (S.O.B.s) in their cities or counties.

What are S.O.B.s? At SWIPCO we have a number of very specific legal definitions that clearly spell out what is and what is

not a sexually oriented business.

Nudity and depictions of sexual activity are protected forms of free speech under the First Amendment to the Constitution. However, because of the higher incidence of secondary impacts from S.O.B.s, such as drug crimes and prostitution, these businesses may be

limited for the health, safety, and welfare of the community.

A city or county’s code of ordinances may include a clause that limits or prohibits S.O.B.s, and SWIPCO has example ordinances that may work for your community.

However, the best method for regulating

S.O.B.s is through a community’s zoning ordinances. By careful zoning, S.O.B.s can be positioned in parts of the community where they are best suited, or effectively excluded if necessary.

Contact John McCurdy for further assistance at 1-866-279-4720.

GRANT OPPORTUNITIES

Grant	Next Deadline	Grant	Next Deadline
Peter Kiewit Foundation (Quarterly)	April 15, 2011	Federal Recreational Trails	October 1, 2011
CAT (Quarterly)	April 15, 2011	Safe Routes to School	October 1, 2011
RECAT (Quarterly)	April 15, 2011	Statewide Transportation Enhancement	October 1, 2011
IFA Project Based Housing	On-going	CDBG Housing	November 2011
Assistance to Firefighters Grant	May 1, 2011	CDBG Water/Sewer	November 2011
Revitalize Iowa’s Sound Economy	On-going	CDBG Community Facilities	December 2011
Resource Enhancement and Protection	August 1, 2011	Economic Development Set Aside	Last Monday of Each
Hazard Mitigation Grant Program	On-Going	EDA Community Infrastructure Grants	October 1, 2011

COMMUNITY EVENTS

- **Red Oak**— Saturday March 19- 8th Annual SWI Farm & Home Show, 9 a.m. to 3 p.m. at the Red Oak High School. Over 60 Vendors from southwest Iowa, breakfast and lunch available, and **ADMISSION IS FREE!**
- **Red Oak**—Saturday March 19— Touchstone Arts Council presents “Susie Thorne and Ron Cooley”; contact 712-623-1367 for additional details and ticket availability
- **Red Oak**—Friday April 1—Sock Hop sponsored by Project Porchlight at the Red Oak High School; contact 712-621-6560 for additional details
- **Atlantic**—Saturday April 2—Cass County Business & Professional Women’s Annual Spring Craft Show. 9 a.m. to 3 p.m. at the Cass County Community Building.
- **Red Oak**—Saturday April 2— PAEA presents “Yesterday & Today: an interactive Beatles Experience”; 7:30 p.m. at the Wilson Performing Arts Center; contact 712-623-3135 for additional details and ticket availability
- **Red Oak**—Saturday April 9—Montgomery County Memorial Hospital Auxiliary Benefit Ball; 6 p.m. at the Red Coach Inn and Restaurant; contact 712-623-7000 for additional details.

If you have an event you would like to include in our newsletter, please email it to Tammy DeBord at swipco@swipco.org by the fifth of each month. Thank you!

CLARINDA FOR JAPAN DISASTER RELIEF

Efforts are underway to raise money for the Japanese due to the recent earthquake. Leaders from the City of Clarinda have contacted the Clarinda Foundation and have established an account for donations. By using this avenue the donations are tax deductible. The goal for the community is \$100,000 by May 1. The funds raised will be given directly to a charitable organization in Japan under advisement from both the City of Tamana, Clarinda’s sister city in Japan, and NSK Corporation officials. NSK is a Japanese company with a major plant in Clarinda.

Businesses are encouraged to contribute along with their individual employees. Business names and individuals donating will be published in the local newspaper. Amounts donated will not be published.

Donations may be sent to the Clarinda Foundation office at P.O. Box 273, Clarinda, Iowa, 51632.

SWITA STORAGE FACILITY

The vehicle storage facility is almost completed, with final walk-throughs scheduled for the week of March 21. The building will be fully operational by the end of March, with external dirt work the only remainder.

The semi-annual driver training meeting will take place in the building April 9, to display the new facilities to the drivers.

In addition, an open house for the facility is planned for later in the spring.



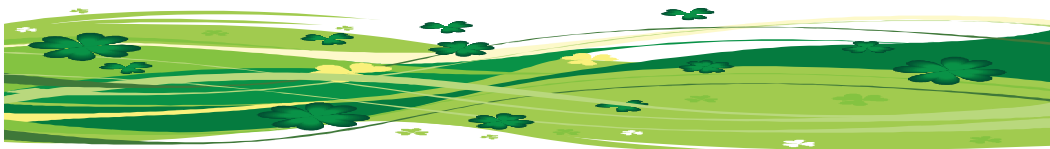
MEET DAURINE

Southwest Iowa Transit Agency has a new transit assistant. Daurine Petersen started at SWITA February 22.

Daurine comes to SWITA from Sitel Corp. in Atlantic, where she had worked in human resources for the past nine years. She has a Bachelor of Arts degree in communications from Wartburg College.

Daurine lives in Atlantic with her husband of 15 years, Shawn, and their 9-year-old son, Nile.

She enjoys reading, shopping, traveling, and watching sports...including the Iowa Hawkeyes.



DATES TO REMEMBER

*Please note the date change for the SWIPCO Policy Council meeting. It is **March 31** at 1:30 p.m. in Atlantic.*

The date was changed to avoid a conflict with ISAC spring school.

- RLF Board Meeting Friday March 25 at 9 a.m. in Atlantic
- RPA Technical Committee meeting Wednesday March 30 at 1:30 p.m. in Red Oak at the Fire Station
- **SWIPCO Policy Board Thursday March 31 at 1:30 p.m. in Atlantic.**
- RPA Board meeting Thursday April 14 at 1:30 p.m. in Red Oak at the Fire Station
- The SWIPCO office is closed Friday April 22 in observance of Good Friday
- SWIPCO Policy Board meeting Thursday April 28 at 1:30 p.m. in Atlantic
- RLF Board meeting Friday April 29 At 9:30 a.m. in Atlantic.

SWIPCO Policy Council

Cass County

Frank Waters
Dave Jones

Fremont County

Brian Kingsolver
Cara Morgan

Harrison County

Gaylord Pitt
Sherman Struble

Mills County

Richard Crouch

Montgomery County

Donna Robinson
Brad Wright

Page County

James Richardson
Byron Harris

Shelby County

James Burmeister
Terry Arentson

Pottawattamie County

Lynn Grobe

At-Large

Dorothy Duran
Clint Fichter
Mike Kolbe

Steve Andersen	Transit Director	Ryan Finsel	Community Coordinator	John McCurdy	Community Development
Christy Bates	Transit Assistant	Mark Hansen	Fleet Mechanic	Jeremy Middents	Housing Director
Crystal Cappel	Finance Director	Sandy Hansen	Housing Specialist	Daurine Petersen	Transit Assistant
Kelly Davis	Transit Coordinator	Courtney Harter	Community Development	Dave Riedemann	Housing Programs Administrator
Tammy DeBord	Administrative Assistant	Karen Mauer	Finance Manager	Teresa Wright	Transit Assistant

