

## **SOUTHWEST IOWA PLANNING COUNCIL**

### **SWIPCO Policy Council Meeting**

March 27, 2025, 1:30 p.m.

SWIPCO Conference Room (1501 SW 7th St., Atlantic, IA)

OR via Zoom

### **MINUTES**

1. **Call to Order.** Chair Green called the meeting to order at 1:30 p.m.
2. **Roll Call.** SWIPCO Policy Council Members present were Terry Arentson, Alex Burton, Grace Garrett, Steve Green, Todd Maher, Susan Miller, Charlie Parkhurst, Jenna Ramsey, Jeff Shearer, Susan Shepherd, Tony Smith, Sherman Struble, and Todd Valline. SWIPCO staff present were John McCurdy, Erin Hudson, Mark Lander, Rhonda Brown, Daurine Petersen, and Chris Parks. Others present were Ross Hastert, Midstates Bank; Rachel Goettsch, MAPA.
3. **Approve Agenda.** Arentson moved to approve the agenda and stated he will abstain from voting on item number 8. Parkhurst seconded. The motion passed with all ayes.
4. **Approve Minutes – February 27, 2025.** Parkhurst moved to approve the February 27, 2025 Meeting minutes. Arentson seconded. The motion passed with all ayes.
5. **Approve Financial Report.** Brown discussed the financial reports for January and February. She pointed out anticipated Quarter 1 & 2 FTA monies and HUD Lead Grant expenses. Struble moved to approve the financials. Garrett seconded. The motion passed with all ayes.
6. **Approve Payment of Bills.** Brown discussed the bills. She pointed out a couple of tax depreciable expenses and money paid out to Molded Products for their RLF loan. Valline moved to approve payment of the bills. Arentson seconded. The motion passed with all ayes.
7. **Approve Agency Expenditures.** Lander discussed the need to replace an engine on bus 2113. The current engine has a compression issue that is not fixable. Capital expenditure funds have run out for the year, so this is a request that needs approval from the board. Lander asked for approval to spend \$11,000 to replace the engine. He said the rest of the bus is in good shape. Arentson moved to approve the engine replacement expense. Parkhurst seconded. The motion passed with all ayes.
8. **Approve Calendar Year 2025 Depository Resolution.** McCurdy discussed the annual approval needed for the depository resolution. The resolution spells out what bank accounts SWIPCO has, what they are used for, and limits that each account has. Parkhurst moved to approve the FY2025 Depository Resolution. Struble seconded. The motion passed with all ayes.
9. **Approve Calendar Year 2025 Signature Resolution.** McCurdy discussed the annual approval needed for the signatory resolution. The resolution spells out what who can sign checks for SWIPCO. Struble moved to approve the FY2025 Signatory Resolution. Valline seconded. The motion passed with all ayes.
10. **Set Public Hearing date and time for FY25 Iowa DOT Consolidated Funding Application.** Lander explained what's involved in the FY2025 Consolidated Funding Application. This app will include a request for \$2,957,000 for Federal Transit Assistance and \$967,000 from State Transit Assistance. The public hearing date will be set for April 24, 2025 at 1:30 p.m. in the SWIPCO Conference Room. Shepherd moved to approve the public hearing date for April 24<sup>th</sup>. Garrett seconded. The motion passed with all ayes.
12. **Transit Report.** Lander reported that numbers look a little low for the month of February because numbers from Trivium had not been included yet. With those in rides will be over 40,000 for the month. Lander said work routes have been a little slower due to seasonal normality and a little bit of weather

affected that and student trips a bit as well. He isn't concerned about anything and expects the next month to be average.

13. **Planning Report;** Hudson said that the disaster recovery project, Harvest Hills in Woodbine, has closed. Other disaster projects will also be wrapping up and closing soon. The planning team has already or will be putting together 7 water/sewer applications by May 1<sup>st</sup>. She is hopeful many of those will be approved.

14. **Housing and Southwest Iowa Housing Trust Fund Report.** HUD Lead Grant will be closing in May, with final completion of projects set for August. She will be heading with program coordinator Nicole Rhodes to the lead conference in New Orleans next week and they will get guidance on closing this round and exploring options for applying for a new round later this year. Sandy Hansen is officially retiring this week from her role as Housing Grants Manager.

15. **Business RLF Report.** McCurdy discussed the Roberto's Pizza and Molded Products loans still being in the disbursement phase. Payments will start April 15<sup>th</sup> on those loans. B&K Trucking is ending their business once again and will be selling their truck. McCurdy is working with them on getting payment from the truck sale and a plan to pay off their debt moving forward. He also stated that paperwork will eventually coming through on the Griswold grocery store building for SWIPCO ownership following an appeal case not being heard by the Iowa Supreme Court. The building has an interested local buyer and SWIPCO plans to work with them and the City to sell and recoup legal costs.

16. **Director's Report.** McCurdy recapped his recent lobbying trip with NADO to Washington D.C. He said they worked to tell the story of the great work being done by COG's throughout the nation and Iowa. He discussed one program that has been kind of stalled due to federal pause is the building codes, BCEGS program. McCurdy also discussed talks with the Lakin Foundation to help them develop a preparation process for cities and counties in the region to effectively use recent large investment dollars from them. Those talks are ongoing. There was also discussion about some changes with a neighboring COG, SIGCOG. There may be some opportunity to collaborate or share resources with them. A rider lawsuit also has come up through SWITA. An elderly rider that was injured after a hard stop was needed, eventually passed away. McCurdy said a trial date was set for next year and negotiations will start with legal representation. It was discussed that some further protections may be needed for public transit as riding ages increase and frailty becomes an issue.

17. **Public Comment Period.** None.

18. **Board Sharing.** Arentson stated how he has really enjoyed his time serving on the board. He is retiring from his role at Midstates Bank and is stepping down from the board. He says that he hears good things all the time about what SWIPCO and SWITA do in the region.

19. **Other Business.** None.

20. **Adjourn.** Parkhurst moved to adjourn the meeting. Struble seconded. The motion passed with all ayes. Chair Green adjourned the meeting at 2:30 p.m.

### **Transit Report 03/27/2025 Meeting**

We have not yet received our numbers from Trivium for February which will put us over 40,000 rides for the month which is normal. We did see declines in student rides due to weather cancelations and work routes came up short due to having one less day in the month compared to last year.

Miles---116,971 Rides---29,945 hours 7,634

Student----6,429 **-1,279**

Taxi—5,331---**+450**

Workroutes---7,103--- **-250**

## Planning Report

### Upper Story

Missouri Valley –going well

### Other CDBG

Glenwood DTR – construction started – there are some issues with one building – bringing in a structural engineer  
Malvern Daycare Community Facilities –work underway – going well

### Water/Sewer

Randolph –just working on punch list items – extension until July – last extension allowed  
Mondamin –extension until July granted – last extension allowed  
Essex – still waiting on SHPO  
Atlantic – this will go to bid in Spring 2025  
Harlan – no changes – SOFA is April 1

### Other

ARDPH Atlantic – waiting on paperwork to close – paperwork has once again been returned  
Elliott Food Pantry – going well

### Disaster Recovery

#### **Glenwood Infill Lots**

401 ½ Birch – \$24,000 increase in project delivery funds for SWIPCO to do administration work

**Tabor 621 Main St.** – working in final paperwork

**Harvest Hills Woodbine** –just closed this week

**Wabash Landing Malvern** – continue to approve qualified applicants

**North Ridge Acres Hamburg** – granted an extension

**712 Lofts Glenwood** – apartments done; SWIPCO applications are slow

**Burr Oak Glenwood** – waiting on paperwork

**5<sup>th</sup> Ave Homes Logan** – Just waiting on paperwork

**Arbor Hills Glenwood** – URA is still getting figured out. One more house needs a purchase agreement. A few houses left to be built. One house left to sell

**Buyouts** – SHPO is reviewing third draft; our reimbursement is being processed.

### Comprehensive Plans

Missouri Valley – beginning focus group and meeting with steering committee

Atlantic –focus groups are done – putting together data

Harrison County – focus group April 3<sup>rd</sup> – closing survey end of March

### Villisca Bridge Study

In draft form to John and Erin

### HMP

Montgomery County – getting information from all cities and in process of writing plan

Harrison – pursuing own grant funding for own plan – submitting own notice of intent but has not yet

Shelby – pursuing own grant funding for own plan – submitting own notice of intent

Cass – has submitted a notice of intent to pursue own grant funding

### Zoning

Dunlap – want a map – council approved this project – SWIPCO waiting on a contract

Missouri Valley – meeting with John H. in next couple of weeks

Glenwood – need zoning map updated – everything on hold until Budget season is over

Atlantic – moving forward and going well

Treynor – meeting with P&Z in April to start to finish this up in May/June

### **Codes**

Harrison County-county going through draft  
Wiota  
Pacific Junction – Holly is working on  
Walnut – city is reviewing the draft  
Braddyville – reviewing  
Mondamin – need to update

Villisca-Kadee not responding  
Malvern – needs an update  
Panama-almost done  
Marne – city is ready to begin  
Hamburg-Harry not responding  
Hastings – need to update

### **CDBG Grants Submitted**

Elk Horn – water – did not receive  
Little Sioux – water – did not receive  
Defiance – sewer – did not receive

### **May 1, 2025**

Oakland - May 1, 2025  
MO Valley – water – May 1, 2025  
Hastings – water – May 1, 2025  
Persia – water tower – May 1, 2025  
Macedonia – water – May 1, 2025 – will fall off as they can receive emergency USDA funding for the entire project

### **RPA Special Project – trail mapping**

Almost done – mapping trails in 4 counties in SW Iowa – Cass, Page, Fremont and Montgomery counties. They have a deadline of June 1<sup>st</sup>, with a substantial completion date of April 30.

## SWIPCO BOARD MEETING—March 27, 2025

### HOUSING REPORT:

- Lead Abatement (HUD)
  - 6 completed
  - 5 in construction process
  - 1 new project in the beginning stages
  - 4 applications in verification
- Council Bluffs CDBG
  - 103 inspections to date
    - 93 completed
- RENTAL INSPECTIONS
  - Red Oak, Malvern, Stanton, Sidney, Missouri Valley
- BUILDING PERMITS
  - Red Oak, Stanton, Sidney
- DANGEROUS BUILDING INSPECTIONS
  - Ongoing

### HOUSING TRUST FUND:

- SMALL REPAIR PROJECTS
  - 2024 IFA
    - Homeownership Assistance completed: 22 closed
    - Repair: 16 completed; 4 in process
  - 2025 IFA
    - Homeownership Assistance completed: 10 closed
  - IFA HRPP (Home Repair Pilot Program)
    - Project complete
  - 2024 Iowa West
    - 5 completed; 3 under construction
  - 2023 FHLB
    - 11 completed; 5 under construction
- HOMES FOR IOWA
  - 1 applicant, Massena
- DEMO
  - Remaining funds: \$11,241 in 2024 grant, 4 approved for demo. Will utilize funds from 2025 grant.