

City Council Minutes  
April 30, 2023

Glenwood City Council met in special session on Sun, April 30 at 2:15 pm in Council Chambers Mayor Ron Kohn called the meeting to order with the following Council Members present: Donnie Kates, Holly Jackson, Dan McComb, Jeremy Rodman, and Laurie Smithers. City employees present: Amber Farnan; signed in guests: Scott Reed, Julie Kalambokidis, Sandi Winton, Jennie Davis, Mark & Mitzi Mossman, Joe George, and Daisy Hutzell-Rodman

Motion McComb/2nd Kates to approve the Consent Agenda as printed: Agenda, Proclamation 54th annual Professional Municipal Clerks Week; Ayes-5 Nays-0 motion carried

Jennie Davis, Mills County Chamber of Commerce, thanked City Clerk Jessica Alley for volunteering for the City to City Bike Ride, thanked Council for passage of Ord 928-929, Stated Chamber & Tourism is hosting more events around the square and appreciates the work the property owners have done and hopes Council will approve the Downtown Revitalization grant (DTR) so that work can continue

Joe George, Beautification Committee, thanked Council for being available on a Sunday for public hearing, gave a brief timeline of DTR project which began in 2018, current application would be for phase I and includes 8 buildings, other phases will include additional buildings, if property owners are interested. If DTR is approved, the improvements to the facades of those buildings will bring in additional property tax revenue and will help vacant buildings become viable for businesses again.

Councilmember Smithers thanked Joe George for all he has done for the DTR and other projects around Glenwood.

Sandi Winton, praised the project, stating one of the reasons she and her husband moved to Glenwood was the square, stated that when she is showing out of town people homes around Glenwood, they comment on the square. She appreciates all the work that has been put in.

Ashley Hayes, SWIPCO, apologized to Council for the oversight on SWIPCO's part regarding the need for a public hearing. There are eight properties included in this grant request, including 2 new properties 424 1st St and 4 N. Walnut. Additional pictures were taken of all buildings, focused on details of building, added more pictures to the grant application, the SHPO review is completed for each building and project scope.

Councilmember Smithers clarified that SWIPCO was not waiting on anything from the City, disappointed w/SWIPCO and the handling of the grant application, discussed having a hard time moving forward and keeping trust with them.

Mayor Kohn opened the Public Hearing Regarding Downtown Revitalization Grant Application at 2:38 pm  
The Mayor announced that this was the time and place specified for taking action on the proposal to submit an application to the FY2023 Community Development Block Grant (CDBG) Downtown Revitalization Program. This program will assist the city in rehabilitating its downtown buildings to maintain a downtown presence within the city's designated urban renewal district. In order to reduce slum and blight, the project will assist in the renovation and rehabilitation of all participating building facades.

The construction will take approximately two years to complete. The CDBG application will be made on April 30, 2023. The city is applying for a CDBG grant up to \$650,000 and the City of Glenwood will provide the local match of up to \$325,000. In addition, a match from building/business owners is required for 25% of the respective building's project cost. The project will benefit the entire community of Glenwood and reduce the city's blight. No persons will be displaced by the proposed activities. Any acquisition of land will occur in accordance with the provisions of the Uniform Acquisition and Relocation Act.

As a requirement of the CDBG application, those present at the public hearing discussed community development and housing needs within the City including major housing and community development needs of LMI residents, other major housing and community needs (for non-LMI residents), and planned or potential activities to address these needs. Community development and housing needs were gathered through a survey the City distributed to residents through the mail. Survey questions considered greatest community needs, economic and transportation barriers for LMI residents, and housing needs. There was a total of 5 surveys returned with top community needs including more housing options and opportunities, mental health services, and lack of public transportation options.

The City Administrator announced that there were no written or oral comments received prior to the meeting. Whereupon, the Mayor called for any written or oral comments. General information about the project was provided to those present.

Councilmember Jackson requested that property owners who were present to give their thoughts or comments.

Julie Kalambokidis spoke in favor, stating they had waited a long time and they have all invested in their buildings.

Mitzi Mossman spoke in favor stating they have invested in the buildings and have their business on the square.

Scott Reed asked questions about the grant and which buildings are eligible, Joe George gave a quick rundown of the grant process and which buildings are included and why.

Karen Lincoln spoke in favor, stating that this grant will help her realize her dream for her building at 424 1<sup>st</sup> Street.

The Mayor closed the public hearing at 2:51 p.m.

Motion-Smithers/2nd-Kates to approve Resolution 3628 Authorizing and Directing the Mayor to Make an Application to the CDBG Downtown Facade Fund Program For Assistance to a Downtown Revitalization Program,  
Motion-Smithers/2nd-Kates to amend Resolution 3628 regarding Section 1, correcting Rehabilitation (6 Units) to Rehabilitation (8 units); Ayes-4 Nays-1 McComb motion carried

Motion-Smithers/2nd-Jackson to adjourn at 2:54 p.m.; Ayes-5 Nays-0 Meeting Adjourned

*Ron Kohn*

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Mayor Ron Kohn

Attest:

*Jessica Alley*

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Jessica Alley, City Clerk

