

August 2, 2021

The Brighton City Council met in regular session at Brighton Community Center. The meeting was called to order by Mayor Melvin Rich at 7:00 P.M. Council members present were: Jaynes, Smith, Shelangoski, Emry and C. Rich. Maintenance Supervisor Phil Krochak, Fire Chief Bill Farmer, Tracey Achenbach from ECICOG, and Stephen Pedrick from French-Reneker were also present.

Emry motioned to approve the agenda, seconded by Shelangoski with all council in favor.

C. Rich motioned to approve the 7/19/2021 minutes, seconded by Emry with all council in favor.

Motion by Emry and seconded by Smith to approve the 8/2/2021 bills with all council in favor.

**Bills for August 2, 2021**

**GENERAL**

J&S ELECTRONIC	\$250.00
WMPF GROUP - PAPER	\$106.53
<b>GENERAL TOTAL</b>	<b>\$356.53</b>

**PARKS**

ARNOLD MOTOR	\$183.38
<b>PARKS TOTAL</b>	<b>\$183.38</b>

**WATER**

WINDSTREAM	\$140.82
ARNOLD MOTOR	\$22.82
MUNICIPAL. SUPPLY	\$1,365.20
CULLIGAN	\$1,143.90
<b>WATER TOTAL</b>	<b>\$2,672.74</b>

**SEWER**

SINCLAIR	\$9.66
NAPA	\$6.24
<b>SEWER TOTAL</b>	<b>\$15.90</b>

**GAS**

IOWA ONE CALL	\$19.00
ELECTRONIC ENGINEERING	\$15.95
IGRAPHIX	\$40.26
UTILITY SAFETY AND DESIGN	\$585.00
NELSON TECHNOLOGIES	\$734.73
<b>GAS TOTAL</b>	<b>\$1,394.94</b>

**CEMETARY**

KBS	\$1,312.50
<b>CEMETARY TOTAL</b>	<b>\$1,312.50</b>

**BILL TOTAL**

**\$5,935.99**

**PAYROLL (4/30/2021)**

Transfer	PD	\$7,882.89
IPERS	PD	\$0.00
DIANA FARMER	PD	\$111.18
BILL FARMER	PD	\$172.95
PHIL KROCHAK	PD	\$1,701.01
JEFF HAMILTON	PD	\$1,022.08
MICHELLE TALLEY	PD	\$1,091.82
MAYOR MELVIN RICH	PD	\$369.40
ROSE JAYNES	PD	\$110.82
MARY SMITH	PD	\$110.82
CATHY RICH	PD	\$73.88

PAUL SHELANGOSKI	PD	\$110.71
CHUCK EMRY	PD	\$73.88
	<b>PAYROLL TOTAL</b>	<b>\$12,831.44</b>
<b>TAXES</b>		
WITHHOLDING	PD	\$1,045.00
WET TAX	PD	\$1,424.00
	<b>TAXES TOTAL</b>	<b>\$2,469.00</b>
	<b>GRAND TOTAL</b>	<b>\$21,236.43</b>

Mayor Rich called for anyone wishing to address the Council. Kenny Shearon was here to discuss a nuisance letter he had been served. Smith motioned to drop the court case as long as Kenny paid the court fees. Shelangoski seconded with all council in favor.

Emry motioned to approve a building permit at 101 E. Main, seconded by Shelangoski. Ayes: 4 Nays: 1 Motion passed.

Shelangoski motioned to open the Public Hearing for CDBG Housing Application. Smith Seconded with all Ayes.

Tracey Achenbach, ECICOG, reviewed the proposed project activities for the City of Brighton CDBG Housing Sustainability application. **How the need for the proposed activity or project was identified.** The City of Brighton has determined that housing rehabilitation funding assistance would be greatly beneficial in implementing its goal of maintaining a safe, livable, and affordable housing stock within the city. The City of Brighton received a 2017 CDBG grant to conduct an owner-occupied housing rehabilitation program that assisted six homeowners. The program was a success, and because the City witnessed the benefit of the 2017 program, elected officials decided to pursue additional funding to be able to assist more homeowners in the community. **How the proposed activity or project will be funded and the source of the funds.** The owner-occupied housing rehabilitation project will be funded with \$244,994 in federal funds. **The date the Housing Fund application will be submitted.** The application will be submitted online no later than August 15, 2021, at 5:00 pm. **Amount of federal funds to be requested.** The amount of federal funds to be requested is \$244,994. **Estimated portion of federal funds that will benefit persons of low and moderate income.** One hundred percent of the funds will benefit households with incomes at or below 80 percent of the area's median income level. **Where the proposed activity or project will be.** The proposed activity will be located within the city limits of City of Brighton and outside of the 100-year floodplain. **Plans to minimize displacement of persons and businesses as a result of funded activities or projects.** Due to the lead hazard reduction activities required as a part of this program, homeowners may be temporarily relocated from their homes as part of the project. Because the project is an exterior improvements rehabilitation project, and the only interior work to be done will be lead hazard reduction activity, displacement is not anticipated to occur often. If it does, a portion of the grant has been dedicated to cover the costs associated with temporary displacement. The amount will be allocated as necessary for each rehabilitation project. **Plans to assist persons actually displaced.** Those owner-occupants who are required to be temporarily relocated will be asked to find housing that is Lead Safe in which to be relocated until the rehabilitated home has passed clearance testing. The City will pay up to three days of relocation expenses and reimburse the remainder once the full amount of days out of the project home is known. If the homeowner is to enter the home during a period of relocation activity, funds will not be awarded or reimbursed. **The nature of the proposed activity or project.** This project will provide for the exterior rehabilitation of six owner-occupied homes and the voluntary relocation of these participants within city limits. Exterior improvements will be completed, and any lead hazards identified in the interior of the home will also be addressed. Rehabilitation activities include, but are not limited to, siding, gutters, roofing, windows, and activities related to lead hazard reduction. Eligible households must meet the State of Iowa's Housing

Fund income guidelines. The home to be rehabilitated must be the occupant's principal residence and be located outside of the 100-year floodplain, and property insurance on the home is required. Maximum federal dollars to be spent per home for rehabilitation costs is \$24,999 plus an average of \$6,000 per house for lead hazard reduction activities. The federal funds utilized for rehabilitation will be secured by five-year forgivable loans. Additional federal funds will be used for lead hazard reduction carrying costs, technical services, relocation costs, and general grant administration.

Achenbach then requested comment from the elected officials and the general public on the Community Development and Housing Needs Assessment. She requested input on the needs of low-to-moderate income persons. The first need identified was for the rehabilitation of existing housing in the community. In particular, for those homeowners in the community with lower income in need of assistance to make their homes more safe and energy efficient. Other items identified were for the potential need for additional child care providers, and the need for assistance for utility payments. Achenbach then requested input on other community development needs in the community, and the needs identified were to continue to upgrade the sewer plant, improve the condition of sidewalks throughout the community, and to secure a location for the kids to gather before and after school while waiting for the school bus in the winter. Achenbach then requested input on planned or potential activities to address housing and community needs. The City of Brighton is currently applying for CDBG funds to assist lower income homeowners with rehabilitation, and the City Council is planning to make improvements to their water and sewer line systems. The City is also supporting the future implementation of a sidewalk improvement program.

There were no submitted written comments, and with no further public comments or questions, Mayor Rich asked for motion to close the public hearing. Smith motioned to close the public hearing. Shelangoski seconded with all Ayes.

Emry motioned to approve Resolution 843-Approve the award of the CDBG Grant Technical Services. Shelangoski seconded. Roll Call: Jaynes, C. Rich, Emry, Shelangoski, and Smith were all Ayes

C. Rich motioned to approve Owner-Occupied Exterior Improvements Rehabilitation Administrative Plan for CDBG Program Year 2021. Seconded by Smith with all council in favor.

Smith motioned to introduce Resolution 844-Approve Submission of the 2021 Housing Sustainability CDBG Grant Application and Associated Documents. Shelangoski seconded. Roll Call: Jaynes, C. Rich, Emry, Shelangoski, and Smith were all Ayes

C. Rich moved to authorize the Mayor to sign the HUD Disclosure Form 2880 for the CDBG Application. Emry seconded with all council in favor.

Smith moved to authorize the Mayor to sign the Federal Assurances Signature Page for the CDBG Application. Emry seconded with all council in favor.

No one was present to give the Sheriff's report. However, there were 44 calls in July.

No one was present to give report on Communications.

Stephen Pedrick with French-Reneker was present to discuss options regarding the American Rescue Plan to be used for infrastructure projects.

Fire Chief Bill Farmer stated the new fire truck is done except for the rubber gaskets.

Superintendent Krochak presented the maintenance update.

C. Rich motioned to advertise for 10 days on Indeed and in the Union Newspaper for a Utility & Maintenance Operator position that has become open. Seconded by Shelangoski with all Ayes.

Emry motioned to approve Resolution 841 – Transfer Funds for Fiscal Year Ending June 30, 2022. Seconded by Smith. Roll Call: Jaynes, C. Rich, Emry, Shelangoski, and Smith were all Ayes

C. Rich motioned to approve Resolution 842 – Change Meeting Night from September 6, 2021 to September 7, 2021. Seconded by Smith. Roll Call: Jaynes, C. Rich, Emry, Shelangoski, and Smith were all Ayes

C. Rich motioned to approve the purchase of new Dell computers with a Technology Fund that was available through the state of Iowa.

C. Rich motioned to contact Ted Wiegand, CPA regarding the yearly audit for the city. Emry seconded with all council in favor.

It was discussed on whose responsibility it is to mow the alley between the properties located at 500 W. Washington and 104 N. Taylor. The city clerk will notify the property owners that each is responsible for the half of the alley adjoining their property.

It has been brought to the council's attention that there is a camper within city limits being occupied. A letter will be sent to the landowner regarding this.

Nuisances were discussed.

Motioned by C. Rich to adjourn and seconded by Emry at 10:23 P.M. All council in favor.

Michelle Talley  
City Clerk

Melvin Rich  
Mayor