

SIoux RAPIDS CITY COUNCIL SPECIAL MEETING MAY 27, 2026

The Special meeting of the Sioux Rapids City Council was called to order by Mike Katschman on Wednesday, May 27, 2026, at 6:30 pm. Roll call: Mike Katschman, Mike Gunderson, Susan Piecre and Kevin Thompson. Lacy Garberding and Christy Wernimont were absent. Amanda Caraway, Holly Miller, employees from Graves Construction, employees from CMBA, SR 2000 Committee and other committee members were also in attendance.

Gunderson moved to approve the agenda, it was seconded by Thompson. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

At 6:30 p.m. Mayor Katschman opened the Public Hearing for the Long-Term Maintenance Plan for Converted Buyout Parcel. As part of the discussion Mayor Katschman read the public announcement and maintenance plan out loud for everyone to hear. No other discussion was had. At 6:34 p.m. Thompson moved that the public hearing for the Long-Term Maintenance Plan for Converted Buyout Parcel adjourn, it was seconded by Gunderson. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Thompson moved to approve Resolution No. 938-Adopting the Long-Term Maintenance Plan for Converted Buyout Parcel, it was seconded by Pierce. Roll being called Ayes: Gunderson, Pierce, and Thompson. Nays: none Absent: Garberding and Wernimont. Motion is carried.

At 6:35 p.m. Mayor Katschman opened the Public Hearing for Sioux Rapids Community Development and Housing needs Assessment. Mayor Katschman went over the public announcement and plans and projects and ideas that the City is looking into at the moment and the priority of the projects. At 6:37 p.m. Gunderson moved to adjourn the public hearing for the Sioux Rapids Community Development and Housing Needs Assessment, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Gunderson moved to approve Resolution No. 939 – Adoption Sioux Rapids Community Development and Housing Needs Assessments, it was seconded by Pierce. Roll being called Ayes: Gunderson, Pierce, and Thompson Nays: none. Absent: Garberding and Wernimont. Motion is carried.

Pierce moved to approve Resolution No. 940 – Supporting the Buyout and Restoration of the Sioux Rapids 2024 Flood Area to Natural Open Space, it was seconded by Thompson. Roll being called Ayes: Gunderson, Pierce and Thompson Nays: none Absent: Garberding and Wernimont. Motion is carried.

Mayor Katschman opened the Public Hearing for the Submission of CDBG-DR Application at 6:38 p.m. Mayor Katschman read the following public hearing announcement;

CITY OF SIOUX RAPIDS PUBLIC HEARING ANNOUNCEMENTS CDBG-DR Application – Buyout and Demolition Project

A. Explain how the need for the activities was identified.

The City has a long history of negative impacts from flooding on the Little Sioux River including a significant flood in 2024. These flood events have had a significant negative impact on the residential properties in the Special Flood Hazard Area. During the 2024 flooding, the City encountered significant flooding, both riverine and overland, which caused the property that is part of this application to be inundated and incurring damages significant enough to deem it substantially damaged. The damage resulted in significant costs to the property owner.

B. Explain how the proposed activities will be funded and the sources of funds.

The 2024 Flood Project Area Buyout and Demolition Project is estimated to have a CDBG eligible cost of \$155,475 which consists of acquisition, demolition, environmental abatement, administrative costs (e.g. appraisals, title searches, and surveys) and project delivery costs.

For the CDBG eligible cost the proposed funding is as follows:

- FEMA Public Assistance Grant – \$115,856 (75% of acquisition, demolition, environmental abatement, and administrative costs (e.g. appraisals, titles searches, and surveys)).
- CDBG Grant – \$39,619 (25% of acquisition, demolition, and administrative costs (e.g. appraisals, title searches, and surveys) and 100% of project delivery costs.)

C. Announce the date the CDBG application will be submitted to the State.

The grant application will be submitted to the Iowa Economic Development Authority no later than June 1, 2026, at midnight.

D. Announce the requested amount of federal funds.

The City is requesting \$39,619 in CDBG-DR funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income people.

The project will result in a targeted benefit to the property owner of the residential property that will be acquired and demolished. The property owner completed LMI Survey and qualifies under the Urgent Need category.

F. Announce where the proposed activities will be conducted.

The proposed project activities will include the acquisition and demolition of the property at 314 1st Street.

G. Announce plans to minimize displacement of people and businesses resulting of funded activities.

The proposed project may result in the displacement or relocation of property owners who are living in the homes that will be acquired.

H. Announce plans to assist people actually displaced.

People who are displaced due to the acquisition of their homes, may be eligible to receive Replacement Housing Benefits.

I. Announce the nature of the proposed activities.

The City is planning to work with the residential property owner to acquire the property that is in the flood hazard area and was impacted by the 2024 Flood. Once the property is acquired, the structure will be demolished and the property left as open space. By permanently removing this residential structure from the historically impacted areas, the City removes all risk of future damage.

Some other discussion was held about the application and the process for CDBG. At 6:40 p.m. Thompson moved for the public hearing for the Submission of CDBG-DR Application be adjourn, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Pierce moved to approve Resolution No. 941 – Endorsing and Authorizing Submittal of CDBG-DR Application for Buyout and Demolition Parcel Impacted by 2024 Flood, it was seconded by Gunderson. Roll being called Ayes: Gunderson, Pierce, and Thompson Nays: none Absent: Garberding and Wernimont. Motion is carried

Thompson moved to approve the authorizing Signature of Mayor Katschman and Amanda Caraway for the HMGP-DR Property Acquisition Subaward Agreement for review and approval, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Pierce moved to approve the Administrative Plan for the HMGP_DR (FEMA Buyout Project), it was seconded by Gunderson. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

CMBA and Graves Construction came and talked with City Council about the Sioux Rapids Health Clinic Rehabilitation Project and all the change orders and why they cost what they do. They talked about the materials, codes and deadlines.

City Council talked about putting together the Pool Board for fund raising only, putting together an Economic Development Board and seeing if any of the other boards need members (boards like the Park Board, Library Board, Zoning Board or Board of Adjustments). They are going to go over application at the next meeting.

Sioux Rapids Swimming Pool is going to open for the season on May 30th.

Thompson moved to approve Resolution No. 930 – Approving Change Order No. 4 (Amended Amount) for the Sioux Rapids Health Clinic Rehabilitation Project, it was seconded by Gunderson. Roll being called Ayes: Gunderson, Pierce and Thompson Nays: none Absent: Garberding and Wernimont. Motion carried.

Gunderson moved to approve Resolution No. 931 – Approving Pay Application No. 4 for the Sioux Rapids Health Clinic Rehabilitation Project, it was seconded by Thompson. Roll being called Ayes: Gunderson, Pierce and Thompson Nays: none Absent: Garberding and Wernimont. Motion carried.

Gunderson moved to approve payment to Graves Construction in the amount of \$79,190.46 for the Sioux Rapids Health Clinic, it was seconded by Thompson. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Thompson moved to approve payment to Christian Bros. Excavating L.C. in the amount of \$6,179.65 for water leak on 8th and water leak at the legion and demo of Star Theater, and it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Thompson moved to approve payment to Christian Bros. Excavating L.C. in the amount of \$4,995.00 for a gas leak, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Thompson moved to approve payment to Ferguson Waterworks. in the amount of \$13,974.98 for 3-inch water meter for the school addition, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Thompson moved to approve payment of two invoices to Specturm Paint in the amounts of \$2,211.24 and \$632.24 for paint for the swimming pool, it was seconded by Pierce. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

Gunderson moved to approve payment to Hawkins in the amount of \$1,016.83 for chemicals for the swimming pool, it was seconded by Thompson. Ayes: All Nays: None Absent: Garberding and Wernimont. The motion is carried.

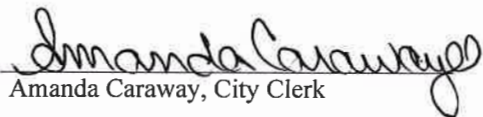
The Bid Letting for the USDA Well #4 is going to be June 3rd at 2:00 p.m. at City Hall Sioux Rapids.

City Council has reviewed a couple of bids for tree cutting and removal for some of the bigger trees. Council is looking for some more information before making a decision, so they have tabled the decision for now.

The next regular city council meeting will be held on Wednesday, June 10, 2026, at 6:30 pm at City Hall, 100 Front Street.

Thompson made a motion to adjourn the meeting, seconded by Gunderson. Ayes: All; Nays: none. Garberding and Wernimont were absent. Motion carried. The meeting adjourned at 7:45 p.m.

ATTEST;


Amanda Caraway, City Clerk


Mayor, Mike Katschman