



Chariton Valley  
Planning  
&  
Development Council of  
Governments

# VIEW *From the* VALLEY

December  
2022



## **CVPD—Monitoring Davis-Bacon Prevailing Wage Projects**

The Davis-Bacon Act of 1931 requires contractors and subcontractors working on federally funded jobs to pay their laborers wages and benefits no less than what others locally pay their workers for similar projects. This is called the “prevailing” wage/under Davis-Bacon, contractors can pay this wage as a combination of cash and fringe benefits.

Any construction, alteration and/or repair of public buildings or public works projects which receive over \$2,000 of federal funding, are required by law to abide by Davis Bacon Labor Standards. The federal assistance can be in the form of grants, loans, loan guarantees, or insurance. The U.S. Department of Labor determines the local prevailing wage rate that contractors and subcontractors are required to pay. The payment can include an hourly rate without or without fringe benefits.

All laborers and mechanics employed or working on the site must be paid the applicable prevailing wage for the classification of work per as listed in the applicable wage determination or rate approved in accordance with Code of Federal Regulations (CFR) 29, without regard to skill. There are many labor categories and variables that can be complicated. Contractors are required to supply weekly payroll verification for proof of compliance. This verification can be tedious and requires collaboration with owners, workers, accountants, etc. This can often be overwhelming for city clerks that have many other responsibilities.

CVPD provides Davis-Bacon monitoring for entities in the COG area. Current monitoring projects include a \$12+ million wastewater treatment improvement for the City of Centerville, a \$3.2 million lagoon project in Corydon and a \$600,000 wastewater treatment improvement project in Moravia. If your community or agency needs assistance with Davis Bacon compliance, please reach out to us at 641-437-4359.

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### **Transportation Alternative Program (TAP) Funding Suspended**

The annual fall/winter application cycle for the Statewide Iowa’s TAP program will be delayed this year due to pending program changes related to the passage of the Infrastructure Investment and Jobs Act and revised program guidance released by the Federal Highway Administration. Applications should not be submitted to Chariton Valley Transportation Planning Affiliation or Iowa DOT at this time. An announcement will be made later and will be distributed to MPOs and RPAs when the new Iowa program guidance is released, and a new application deadline is set. Thanks for your patience.

### **IDOT - Conducting Highway 34 Super Two Study**

Iowa DOT states that “a Super 2 Highway is a two-lane rural highway in which a periodic passing lane are added to allow faster vehicles to pass. The passing lane typically alternates from one direction of travel to the other within a section of roadway, which allows periodic passing opportunities in both directions in a safe manner. The transitions at the beginning and end of the passing lane allow sufficient room for the diverging and merging traffic.”

A Super-2 highway can include advanced design elements including wider paved shoulders, geometric improvements, left- and right-turn lanes, acceleration lanes, and climbing/passing lanes. This maximizes the benefits of two-lane roadways through improved safety, capacity, and mobility, while reinforcing the growing importance of lowering construction and maintenance costs. In other words, a Super-2 improvement can provide many of the benefits of a four-lane corridor without the excessive cost and impact on ag land acquisition.

There are two separate processes for implementing Super-2 improvements. The first is by looking at planned pavement rehabilitation projects and assessing whether Super -2 design elements can be incorporated into the project. Through this process, the Commission has already awarded a project this fiscal year to resurface U.S. 34 from Albia to the Wapello County line that will convert two separate climbing lanes into longer passing lanes. The DOT Commission will be considering adding an additional Super-2 project in fiscal year 2023 to resurface U.S. 34 between Lucas and Chariton that will include extending the east-bound climbing lane to turn it into a passing lane.

Iowa DOT are in the process of holding public hearings to gather more information for residents and potential environmental impacts to the area. Public hearings have identified concerns for the Amish population in Clarke County at specific intersections where safety concerns already exist. Feedback can be provided at [Iowa DOT REACH \(iowadotpi.com\)](http://Iowa DOT REACH (iowadotpi.com))

## 5-2-1-0 Funds used to Promote Lifestyles for Healthy Kids—Yr. 2

The Iowa Department of Public Health (IDPH) chose Centerville to receive funding for the 5-2-1-0 Healthy Choices Count Program. CVPD serves as administrator of funds in the region, providing strategic planning assistance to community 5-2-1-0 committees, program guidance, and fiduciary oversight. The “5-2-1-0 Healthy Choices Count!” initiative, brings evidence-based strategies for healthy living into communities, schools, early care and out-of-school programs, health care practices and workplaces. These efforts are designed to reach children and adults where they live, learn, work and play. This three-year grant will involve community partners to help establish opportunities to improve healthy living by encouraging five fruits/vegetables a day, two hours or less of screen time, one hour of physical activity and zero sugary drinks.



Appanoose County’s childhood obesity rate is higher than both the State of Iowa and the national average (17%). The grant provides funding for ways to enhance choices for kids to “move more and eat less” by improving their options. The first year Centerville Lakeview Elementary School received four new water bottle filling stations in the gymnasium and the elementary also received new jump ropes and adjustable basketball hoops. A secondary partner was Curious Kids childcare expanded on a wholistic approach to include more physical activity options for the children. The center received outdoor equipment and educational learning stations.

Centerville has determined the 2nd year of funding will go towards a project identified in the newly approve “Park Improvement Plan”. This may include some equipment needed at the Kolton’s

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### **CVPTA REGION - AVIATION CENTERS**

Iowa DOT divides airports into five categories: Local Service, Basic Service, General Service, Enhanced Service and Commercial Service (Detailed below). The CVTPA region is served by 6 municipal service airports located in Centerville, Chariton, Osceola, Albia, Bloomfield, and Lamoni.

**Local Service Airport** – These airports support local aviation activity with little or no airport service. (Albia Municipal Airport)

**Basic Service Airport** – These airports have runways 3,000 feet or greater in length with facilities and services customized to meet local aviation demands. (Chariton Municipal Airport, Bloomfield Municipal Airport, Lamoni Municipal Airport)

**General Service Airport** – These airports have runways 4,000 feet or greater in length with facilities and services customized to support most general aviation activity, including small to mid-sized business jets. These airports serve as a community asset. (Centerville Municipal Airport, Osceola Municipal Airport)

**Enhanced Service Airports** – These airports have runways 5,000 feet or greater in length with facilities and services to accommodate most general aviation activity, including small to most business jets. These airports serve business aviation and are regional transportation centers and economic centers.

**Commercial Service Airports** – These airports support some level of scheduled commercial airline service and have the infrastructure and services available to support a full range of general aviation activity. These facilities meet most needs of the aviation system and serve as essential transportation and economic centers of the state.

The CVPTA Long Range Transportation Plan outlines aviation challenges, local need, and an action plan for improvements. It is the intention of RPA 17 to maintain the existing regional highway network, initiating improvements at the federal, state, county and city level as needed. The action of the RPA 17 region is to support facility updates and expansions of the public airports in the region. The following local action steps that have been identified:



\*\*Ensure all airports have updated airport ordinances within the past 5 years. Collaborate with cities, airport commissions and civil engineers to establish new comprehensive aviation zoning ordinance.

\*\*Expand runways as needed to promote economic development in Centerville, Chariton and Lamoni.

\*\*Support facility upgrades and expansions to ensure quality of service such as offering jet fuel and onsite personnel.



## Homes for Iowa - Reducing Recidivism

Homes for Iowa is a public-private program training offenders in building trades while building single family homes. The program produces needed housing for Iowans, decreases recidivism, and helps address skilled workforce shortages. Homes for Iowa homes are stick-built at the Newton, IA, production facility and shipped in one piece to the destination. To date, Homes for Iowa has shipped 55 homes to 24 different counties. In 2023, Homes for Iowa plans to build and ship 44 homes and 75% of these homes are pre-sold to buyers around the state. Home plans include two- and three-bedroom models to be placed on a basement or crawl space.



Preliminary recidivism numbers are under 10% for men who have spent six months or more in the program. Homes for Iowa will be the only corrections-affiliated program in the state with its own recruiting and placement coordinator. Construction and contracting companies from around Iowa will be connected to Homes for Iowa crewmembers for potential employment after release. Approximately 100 men have spent six months or more in the program. Training includes classroom and field training, leading to safety and skills certificates. Crewmembers can also start registered apprenticeships in the program (plumbing, carpentry, electrical) that are portable to future employers. (source: Iowa Association of Councils of Governments).

CVPD eagerly anticipates the arrival of the first HFI house to be placed in the spring of 2023. There will be additional homes ordered and placed throughout the region in upcoming years.

## **NEW BUILDING for Southern Iowa Trolley!**



Southern Iowa Trolley (SIT) is the regional transit system provider to the counties of Adair, Adams, Clarke, Decatur, Ringgold, Taylor and Union. The provider has been housed in a rented facility in Creston for many years. The structure no longer satisfies the needs of the agency. The transit Director, Leesa Lester, has unsuccessfully pursued many other options over the years in hopes of growing the business.

Lester said they applied for grant funding through Iowa DOT Office of Public Transit who collected and submitted applications for multiple transit agencies.

SIT was awarded \$1.6 million of federal funding for a new building. "The grant for the facility is so important," Lester said. SIT provides a critical transportation service to a monthly average of 5,000 people. The funding will also allow the agency to establish the infrastructure preparing for electric buses in the future.



## CVPD PROJECTS BY COUNTY

### Appanoose County

Ongoing transportation administration to county, county engineers, & transit providers; Davis Bacon monitoring Centerville water project; meetings, document and approval. Moravia Sewer Project Monitoring, Centerville housing assessment. 5-2-1-0 Projects & Trainings

### Lucas County

Ongoing transportation administration to county, county engineers, & transit providers, County Transportation Brochures distributed, City of Chariton Employee Manual approval, HFI housing application & site inspections

### Monroe County

Ongoing transportation administration to county, county engineers, & transit providers, County Transportation Brochures distributed, Albia Zoning Code Update, Albia Ordinance Code Update,

### Wayne County

Ongoing transportation administration to county, county engineers, & transit providers; County Transportation Brochures distributed, supportive services for housing development, HFI housing site inspection & meetings, Corydon waste water wage monitoring

For current information visit CVPD on Facebook or our [New Website— www.cvpdcog.com](http://www.cvpdcog.com)

Chariton Valley Planning & Development Recently developed a new website. Please visit to find exciting news and projects going on in our 4 county council of government region, or our 7 county transportation region.



# Welcome To Your New Home

The need for housing across our region is not uncommon throughout Iowa. The problem is widespread and is evident in the CVPD region of Appanoose, Lucas, Monroe, and Wayne Counties.

"It's owner-occupied housing. It's new construction. It's rehab of existing homes. It's multi-unit rentals. It's affordable housing. It's senior housing," said Bill Menner, director of the Iowa Rural Development Council. "Communities are struggling with every one of those elements." (Rural Iowa has a housing crisis. Here's how some towns are solving it (desmoinesregister.com))

Several local industries across the CVPD region intend to increase their employee base by 50-250 people soon. This creates a complex balance of adding workers with little to no workforce housing available. A sustainable economy in small town Iowa requires jobs, skilled workers, and homes to house them in and at this point we are out of balance without homes available so workers will be forced to commute.

This region struggles with aging housing stock, availability of quality housing, and residents holding onto their homes longer. This trifecta is unfortunate for any people looking to locate closer to their new job.

The demand is so great in southern Iowa, residents have already taken matters into their own hands, solicited for developers, and establishing local organizations to address the local shortage of workforce housing. That usually means offering tax abatements for new home construction, revolving loan funds or other incentives to help tear down blighted homes, refurbish old ones or build new ones. Several county seats have been able to attract housing developers to assist with construction.

Exciting housing development occurring in the CVPD region include:

## Appanoose County

Centerville and smaller surrounding communities are benefiting from the development of "Ultra 7". This motivated group of residents are working to construct workforce housing in the \$150,000-\$250,000 range. Homes have been constructed and sold in the area. They are anticipating the creation of 5 homes annually. This group is also responsible

for the creation of new dormitories on the Indian Hills Community College (IHCC) – Centerville Campus.

Chariton Valley Rural Housing Trust Fund (CVRHTF) partners with IHCC students to building affordable low-income homes to sell in Centerville. They are currently constructing the 10th home.

The City of Centerville recently worked with Iowa State Extension to develop a Housing Assessment.

## Lucas County

The City of Chariton is working with a developer to construct "North Ridge Development". Construction on the development began this spring and is situated on 38 acres of land on the north edge of Chariton. The first phase of the project will consist of 16 single family lots with two 24-unit apartment buildings.

Hy-Vee is working with CVPD & CVRHTF to place 2 residences from the **Homes from Iowa** program which constructs new built homes on the Iowa Prison Industries site.

Chariton Community Schools building trades classes are partnering with CRHTF to have students work on remodeling homes in the city.

## Monroe County

The City of Albia is currently working with Iowa State Extension to develop a Housing Assessment.

Albia has hired a Code Enforcement officer working to improve housing conditions in the city.

Albia is in the process of updating city ordinances and codification so ensure all housing standards are met according to the 2021 International Building Code and multiple other regulations.

## Wayne County

The Wayne County Housing Committee (WCHC) had housing study completed.

Corydon Community Development worked with Homes on Prairie Trail to build single duplex and four-plex housing units.

The City of Corydon has recently adopted the 2021 International Building Code. This has allowed for stricter enforcement on dilapidated structures.

WCHC has partnered with Kading Properties for the development of 60 rental housing units on 11 acres in northern Corydon. The city has granted tax abatement.

Ultra 7 has broken ground for the "The Haven" on the east edge of Corydon. The intention is to install approximately 28 homes over a 3-4-year period.

Catalyst funding is allowing the City of Corydon to perform some upper story renovations for apartment rentals.


Seymour- Ultra 7 is working in Seymour to construct single family homes and duplexes. The first duplex is built and available to purchase.



## FUNDING SOURCES

<b>Source/Program</b>	<b>Funding Uses</b>	<b>Eligible Applications</b>	<b>Due Date</b>
Land & Water Conservation Fund	Park & recreation projects, land acquisition for recreation, sports facilities	Local governments	March
Build with Bags Grant	Keep Iowa Beautiful- programs that would increase plastic bag recycling	Any government entity or private/public group that will donate purchased items to parks or schools	March
Appanoose County Endowment Funds	Charitable projects within the county	Non-Profit organizations	April/May
Lucas County Endowment Funds	Charitable projects within the county	Non-Profit organizations	April
Iowa DNR Watershed Implementation Grant & IDALS Water Protection Fund & Watershed Protection Fund Grants	Water protection & watershed improvements	Led by county soil & water conservation groups but including local jurisdictions	April
Keep Iowa Beautiful Grant	Supports community beautification including public education/ awareness, recycling, litter reduction, public nuisance abatement, creation or improvements to green space	Any public or nonprofit organization in a community of 5,000 persons or less	April
Historical Resource Development Program	Funding for documentary collections, museums, & historic preservation projects	Local governments, some non-profits, & private organizations, Certified Local Governments (CLG's)	May
FHLB Affordable Housing Program	Affordable Housing programs- ownership, new constructions, rehabilitation, rental projects	Local governments, non-profits, & private developers	May
Wildlife Habitat Promotion with Local Entities Program	75% cost sharing funding for wildlife projects, including land acquisition, forestry work, fencing, etc	County Conservation Boards	May
Iowa community Cultural Grant	State Funding for employment and projects in arts & culture	Local governments & incorporated private organizations	May
Iowa DNR Snowmobile	Trail grooming, trail maintenance, equipment purchases, & insurance.	Incorporated private organizations, cities, & counties	May
Iowa Living Roadways Project Grant	Projects to incorporate native grasses, wildflowers, native trees, and shrubs, along transportation corridors for pedestrian safety, water quality, pollinator habitat, etc	Cities with population of less than 10,000 and rural counties	June
Rail Revolving Loan & Grant Program	IDOT funding for rail improvements and new rail projects that support economic development, that improves networks, rail port planning & development	Local Governments	June
FEMA – Assistance to Firefighters Grant	Obtain critically needed equipment, protective gear, emergency vehicles, training & other resources	Local Governments or individual fire departments	June
Rural Business Opportunity Grant	USDA funds for feasibility studies, strategic planning, leadership training, and other business development activities	Maximum grant of \$100,000 available to public bodies, non-profit corporations, rural cooperatives, institutions of higher education	June
Iowa Snowmobile Trail (IDOT)	Funds for construction and maintenance of snowmobile trails	Local governments & incorporate private organization	July
State Recreational Trails (IDOT)	Trail development projects	Local governments	July
Clean Water SRF Sponsored Projects	Funds for storm water management projects	Local governments and others that have or are seeking SRF loans	July
Regional Transportation Alternative Program Grant funds	Supports transportation alternative projects such as trails, safe routes to school, transportation facilities with historical value, etc.	Cities & Counties of Appanoose, Clarke, Davis, Decatur, Lucas, Monroe, & Wayne counties	Quarterly
Nuisance Property & Abandoned Building Remediation (Loan)	Financial Assistance for communities to remediate nuisance buildings/structures	Cities	Consult with IEDA

## CVPD MEMBERSHIP BENEFITS—CONTRACTED SERVICES

- Provide administrative, management assistance, Technical Assistance, Project Development
  - Prepare updates to model codes , Assist local governments in preparation or revision of local ordinances.
  - Coordinate on new or updated comprehensive plans or other functional plans.
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- Prepare local government brochures, fact sheets, or other promotional materials.
  - If there is a service you need assistance with, just ask. We can provide outreach to consultants when needed.
  - Transportation Planning
  - Grant Administration ,Community Assessments , Grant/Funding Alerts , Community Profiles , Funding Searches
  - Environmental Planning , Hazardous Mitigation Planning
  - Personnel Policy Development & Updates
  - Lead Inspections
  - Regional Planning Services – Zoning

## RURAL FUNDING OPPORTUNITIES

**Internet:** The U.S. Department of Agriculture (USDA) has released multiple funding options that target rural America, including our region in Iowa. In late October 2022, USDA announced \$759M to bring high-speed internet access. “People living in rural towns across the nation need high-speed internet to run their businesses, go to school and connect with loved ones” Tom Vilsack said. This funding is the third funding round of the ReConnect Program and will be offered as grants and loans.

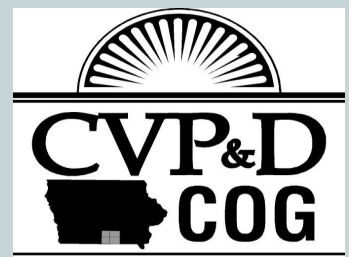
To be eligible for the ReConnect Program, an applicant must serve an area that does not have access to service at speeds of 100 megabits per second (Mbps) download and 20 Mbps upload. The applicant must also commit to building facilities capable of providing high-speed internet service with speeds of 100 Mbps (download and upload) to every location in its proposed service area. To learn more about investment resources for rural areas, visit [www.rd.usda.gov](http://www.rd.usda.gov) or contact the nearest USDA Rural Development state office.

**Airports:** The “Expedited Delivery of Airport Infrastructure Act of 2021” Under the bill, AIP grants can be awarded to public agencies and other entities to plan, develop, and execute infrastructure projects at public-use airports, such as runways and taxiways, in a timely manner. This looks to fund “shovel-ready” projects that can be completed relatively quickly.

**Farmers:** USDA has support available for distressed farmers that have qualifying USDA loans. This process aims to aid distressed farm loan borrowers using several complementary approaches, with the goal of keeping them farming, removing obstacles that currently prevent many of these borrowers from returning to farming, and improving the way that USDA approaches borrowing and servicing. Through this assistance, USDA is focused on generating long-term stability and success for distressed borrowers. More details on each of the categories of assistance, including a downloadable fact sheet, are available on the Inflation Reduction Act webpage on [farmers.gov](http://farmers.gov).

### CVPD EXECUTIVE BOARD OF DIRECTORS

<b><i>Larry Davis</i></b>	Lucas County Supervisor	Chairperson
<b><i>Mark McGill</i></b>	Appanoose County Supervisor	Vice Chairperson
<b><i>Joe Crall</i></b>	Private Sector	Treasurer
<b><i>Denny Amoss</i></b>	Monroe County Supervisor	Member
<b><i>David Dotts</i></b>	Wayne County Supervisor	Member





***Denny Amoss***

Monroe County Supervisor

***David Dotts***

Wayne County Supervisor

**For their years of service, contributions and support to  
the Chariton Valley Planning & Development Board of  
Directors and organization.**

**Best Wishes!!**

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