

The Clarion City Council met in regular session Tuesday June 18th, 2024, at 5:00pm in the Council Chambers with Mayor Heiden presiding. Present were Council members Dave Flurer, Dan Hennigar, Nick McOllough, and Mike Ennis (Shayne Hennigar absent). Also in attendance Attorney Zach Chizek, PWD DeVries, and Chief TerHark (City Administrator Clint Middleton absent).

Mayor Heiden called the meeting to order and polled the council for any conflicts of interest with the agenda, there was one (D. Hennigar – Marker). Mayor Heiden asked if there were any citizens listed to address the council, there were none.

Motioned by Mcollough seconded by Flurer to approve consent agenda consisting of Minutes- 2024.06.04 & 06.05.24 P&Z; Financial report- approve checks; Licenses/Permits- (Building, Liquor, Tobacco, Sign, Peddler, Street Closure) Sign Permit: Sally's Sewing, Leah Jean; Tobacco: Dollar General, Sweet Water, Yesway; Fireworks: Iowa Fireworks CO. LLC; Building: Lockhart – fence, Austin – deck, Marker – shed; Garbage Hauler: Speedy Dump (Motion passed 4-0 S. Hennigar absent).

Motioned by D. Hennigar seconded by Ennis to open Public Hearing on Adoption of Community Development and Housing Needs Assessment (Motion passed 4-0 S. Hennigar absent). No comments made. Motioned by D. Hennigar seconded by McOllough to close Public Hearing (Motion passed 4-0 S. Hennigar absent).

Motioned by McOllough seconded by Flurer to approve Resolution (24-26) Adopting a Community Development and Housing Needs Assessment (Motion passed 4-1 S. Hennigar absent).

Motioned by Flurer seconded by McOllough to open Public Hearing on Submission of a CDBG Upper Story Application (Motion passed 4-0 S. Hennigar absent). Announcements read aloud at the meeting.

A. Explain how the need for the activities was identified. The need for the proposed 124 N Main Street Upper Story Project is to help provide affordable, safe, and adequate housing for residents of the City of Clarion, especially families who are considered low-to-moderate income (LMI). The proposed project will help establish five new residential units at this property of which four of the proposed five units will be made available to LMI families and individuals for a period of at least three years.

B. Explain how the proposed activities will be funded and the sources of funds. The project will be funded with a combination of CDBG funds and private dollars provided by the developer of the property, White Fox Holdings, LLC. White Fox Holdings will cover any cost overages as part of their agreement with the City of Clarion.

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 30, 2024, at midnight.

D. Announce the requested amount of federal funds. The City is requesting \$550,000 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low and moderate-income persons. The project will result in the construction of five new rental units including three one-bedroom units, one efficiency or studio apartment, and one two-bedroom unit. Of the five units created by this project, four of the units will be rented to families or individuals who meet the LMI requirements for Wright County for a period of at least three years.

F. Announce where the proposed activities will be conducted. The proposed project activities will take place in the City of Clarion on the second floor of the property at 124 N. Main Street.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities. The proposed project will not result in the displacement or relocation of any persons or businesses.

H. Announce plans to assist persons actually displaced. No persons will be displaced by the proposed project.

I. Announce the nature of the proposed activities. The nature of the proposed project involves the construction of five new residential units on the second floor of an existing commercial building in the City's historic downtown. The project will include construction of walls, kitchen and bathroom facilities, new windows, a secondary exit at the back of the building, and other utility, electrical, plumbing, and life safety improvements.

Motioned by McOllough seconded by Flurer to close Public Hearing (Motion passed 4-0 S. Hennigar absent).

Motioned by Flurer seconded by McOllough to approve Resolution (24-27) Accepting Location and Endorsing Proposed White Fox Holdings Upper Story Project Located at 124 N. Main Street, Clarion, Iowa (Motion passed 4-1 S. Hennigar absent).

Motioned by Flurer seconded by D. Hennigar to open Public Hearing on the Sale of Lots (Motion passed 4-0 S. Hennigar absent). No comments made. Motioned by D. Hennigar seconded by McOllough to close Public Hearing (Motion passed 4-0 S. Hennigar absent).

Motioned by Flurer seconded by McOllough to approve Resolution (24-28) for Sale of Property - White Fox Landing South (Motion passed 4-1 S. Hennigar absent).

Brittany Howieson (CDA) spoke to the council on bids for the electrical upgrade to Courthouse lawn. There were 3 bids received each with 2 options. The Wright County Supervisors approved funding 1/3 of the project for the lowest bid of option 2A (excluding the 3 – 50amp circuits). Because of this, that was the option discussed. There was a verbal consensus from the council that 1/3 of the funding will come from the city as well. Resolutions will be created and voted upon at the next meeting.

Comments from the Council or Dept heads: D. Hennigar started the comments on the attendance of the "Festival" last weekend. Many observations were shared about the success of the weekend.

Motioned by D. Hennigar seconded by Flurer to adjourn. All Ayes. (Motion passed 4-0).

Respectfully Submitted,
Clint Middleton City Administrator

Clint Middleton, City Administrator

Rod Heiden, Mayor