

**Truman City Council Work Session Minutes**  
**April 10, 2024**

The work session was duly held at the Municipal Building Council Chambers on the 10th day of April, 2024 at 5:33 p.m.

Present: Councilors Patty Truax, Brian Nickerson, and Ron Kelley.

Absent: Mayor Jake Ebert, Councilor Chris Mosloski

Staff present: Deputy Clerk Carol Becker

The purpose of the work session was to review the preliminary data of the housing study, as gathered by CEDA, and presented by Annie Nichols and Dave Schmidt. A handout was provided containing the information reviewed.

To date, 40 surveys have been received, the target number is 100. The deadline has been extended to April 26<sup>th</sup>. Some paper surveys were provided. Ron Kelley suggested surveys could be available at the Fireman's Breakfast on April 14<sup>th</sup>.

The first topic was a SWOT analysis. Members present provided the following input.

**STRENGTHS:**

- City Celebration – Truman Days
- Fire Dept Fundraisers
- Accessibility – Hwy 15, and city streets are grid pattern
- Local City EMS
- Campground & Park
- Pool & Mini Golf
- Churches
- K – 12 School in town
- Ball Diamonds
- Community Building
- Restaurants
- TSL

**WEAKNESSES:**

- Attracting businesses
- Vacant businesses (downtown empty)
- Affordable housing
- Not enough houses available
- Childcare is full
- Maintaining properties

**OPPORTUNITIES:**

- Proximity to Fairmont
- Employment/Ag

**THREATS:**

- Child Care funding/restrictions
- Inflation

Annie and Dave then provided statistical information that had been gathered on population, housing, income, home sales, and employment in Truman.

Population Trends: Truman is trending steady at this time. The population by age suggests that a decline for population is possible over the next 10 years. There is also opportunities to grow population by attracting younger families. School student population has increased by 30 students in the last 10 years.

Own/Rent/Vacant: CEDA felt the data from the Census Bureaus and ESRI were inconsistent and unreliable. Information gathered from the City suggests that 89.6% of units are occupied by owners, 6.6% are apartments, and 3.7% are vacant. Of the vacant properties almost half are likely to be uninhabitable. Complete data on single family home rentals is incomplete.

Household Income: Household income in Truman is slightly under the county average. Since 2012, HH income in Truman has risen 12%.

Income & Housing Costs: According to federal standards, households spending more than 30% of income on housing costs are considered burdened, and spending more than 35% on housing costs is considered severely burdened. Data shows that the vast majority of homeowners in Truman are not burdened in any way. Data shows that 61.8 % of renters are not burdened either. However 3% of renters are burdened, and 35% of renters are severely burdened.

Home Sales: In 2021, 2022, and 2023, 118 homes sold. 51 were considered qualified home sales, which averaged \$109,581.

Inflow/Outflow: This information is positive for Truman, shows there are employment opportunities and potential for revenue for the City. 358 drive to Truman to work, 430 leave Truman to go to work, 52 live and work in Truman.

Employment: This is also positive for Truman. There are good work opportunities in varying fields.

Annie and Dave asked what the Committee would like to see, feedback provided:

- Need more affordable housing
- Some older homes don't meet standards and need costly improvements/repairs
- Nothing available for housing in Truman, occupancy full
- Need funding for demo & improvements
- Costs – housing itself, infrastructure needed for new areas, maintaining facilities to meet standards.

Dave and Annie shared information on grant opportunities

- Small Cities Grants, for populations under 5,000; no longer target a specific neighborhood, and no income restrictions
- County grants may be available for matching State grants
- Grants may be available for development of lot with a home by the City to be sold
- Offered that WW Treatment plants and police departments are the top two areas likely to be approved for funding through legislative appropriations

Follow-Up :

Carol Becker will send the complete platting map for the Bau property development with the preliminary engineering estimates to Annie & Dave

Carol Becker will check with Heartland on incentives for new residential builds

Ron Kelley will make surveys available at the Fireman's Breakfast Sunday April 14<sup>th</sup>, and Annie or Dave may also attend if schedules allow

Annie and Dave will be canvassing Truman and rating homes on condition, etc. They will also be attempting to contact landlords

CEDA plans to have a draft plan in June 2024, and a full presentation in July. The July presentation can be either at a Council Meeting or as an open house for the public

Meeting ended at 6:33 pm.

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**Carol Becker, Deputy Clerk**