

Truman City Council Work Session Minutes
August 19, 2024

The work session was duly held at the Municipal Building Fire Hall on the 19th day of August, 2024 at 5:00 p.m.

Present: Mayor Jake Ebert, Councilors Chris Mosloski, Patty Truax, Brian Nickerson, and Ron Kelley.

Absent: None.

Staff present: Deputy Clerk Carol Becker, City Clerk Melissa Sirovy, Street Superintendent John Bosshart, Street Maintenance Wayne Wiederhoeft, Utility Foreman Brent Brown, Interim Police Chief Mike Schutz.

Others present: Annie Nichols, Dave Schmidt, and Amber Patten with Community and Economic Development Associates.

The purpose of the work session was for presentation of the housing study performed by CEDA.

Annie Nichols and Dave Schmidt reviewed how data was gathered through a survey provided to residents, use of a visual housing condition survey, by working with members of the steering committee, and through other resources. Data within the study indicates the population of Truman is expected to remain steady through the near term. The median age of the residents has gone down and is 33, meaning there has been an influx of younger people. Housing market activity was studied and because the median income for Truman is lower than the county and state average, new construction may be difficult for residents to afford. Unemployment was found to be .2%. The study found 80% of homes are in good condition on the exterior. Recommendations included providing entrepreneurial support to spark business development, providing additional rental housing by constructing 4 additional units, and additional first time homebuyer housing stock is needed. There are grant programs available to help with financing and other programs for housing rehabilitation such as the Small Cities Development Program or through the Martin County EDA and the USDA. A rental licensing and inspection program would help maintain quality rental units and helps protect both renters and landlords. The key to making a rental housing program work is to have the proper wording within the policy. The city could publish a list of local contractors to help residents facilitate maintenance and construction projects. Recommendations for implementation of the key priorities found in the study were provided, with critical and important priorities getting implemented within 1 to 5 years, and other desirable priorities taking 5 to 10 years for implementation.

The work session ended at 5:31 p.m.

Melissa Sirovy, City Clerk/Treasurer