

The Clarion City Council met in regular session Tuesday April 5th, 2022, at 4:30pm in the Council chambers with Mayor Rod Heiden presiding. Present were Council members Andy Young, Dan Hennigar, Shayne Hennigar, Dave Flurer, and Nick McOllough. Also in attendance City Administrator Clint Middleton, City Attorney Zach Chizek, DPW Jon DeVries, and Police Chief Steve TerHark.

Mayor Heiden called the meeting to order and polled the council for any conflicts of interest with the agenda. Two conflicts were reported: D. Hennigar – Building permit for Bird and Young – Liquor License for Cobblestone Inn & Suites. Mayor Heiden asked if there were any citizens to address council there were none.

Motioned by Flurer seconded by McOllough to approve consent agenda consisting of Minutes-2022.03.22; Financial Report-approve checks; Licenses/Permits - (Building, Liquor, Tobacco, Sign, Peddler, Street Closure) Liquor – Cobblestone Inn & Suites; Building-Bird (location change). All Ayes. Motion approved.

Motioned by D. Hennigar seconded by S. Hennigar to Open Public Hearing for to enter into General Obligation Corporate Loan Agreement. All Ayes. Motion passed. No Comments were made. Motioned by D. Hennigar seconded by Flurer to Close Public Hearing. All Ayes. Motion passed.

Motioned by McOllough seconded by S. Hennigar to approve Resolution (22-29) taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2022A. All Ayes. Motion passed.

Motioned by McOllough seconded by S. Hennigar to Open Public Hearing for Proposed Amendment to the Clarion Urban Renewal Area. All Ayes. Motion passed. No Comments were made. Motioned by S. Hennigar seconded by D. Hennigar to Close Public Hearing. All Ayes. Motion passed.

Motioned by Flurer seconded by S. Hennigar to approve Resolution (22-27) to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Clarion Urban Renewal Area. All Ayes. Motion passed.

Motioned by S. Hennigar seconded by Flurer to Open Public Hearing on plans and specs for airport fuel farm. All Ayes. Motion passed. Question verifying this project will be funded by FAA funds, it was confirmed. Motioned by D. Hennigar seconded by S. Hennigar to Close Public Hearing. All Ayes. Motion passed.

Motioned by Young seconded by S. Hennigar to approve Resolution (22-30) approving contracts on Fuel Farm - Airport. All Ayes. Motion passed.

Motioned by S. Hennigar seconded by Young to approve First Reading of Ordinance 614 Providing for the Division of Taxes Levied on Taxable Property in the April 2022 Addition to the Clarion Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. All Ayes. Motion passed. Motioned by Young seconded by McOllough to waive Second & Third Reading of Ordinance 614. All Ayes. Motion passed.

Motioned by S. Hennigar seconded by Young to Pass and Adopt Ordinance 614 Providing for the Division of Taxes Levied on Taxable Property in the April 2022 Addition to the Clarion Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. All Ayes. Motion passed.

Floor was opened for Scott Hennigar of T&S Sanitation for Trash Discussion. Scott was requesting the cost for 96-gal trash containers be set at \$40 a month to not step on the bag program. He is concerned there may be a rate war like communities South of Clarion, and it will negatively effect Clarion in the long run. It was pointed out that the rates of the bags are set by the city, but the container rate is set by each hauler allowing for market competition. The city only has ability to set maximum rates to protect the community. The cost of bags was also discussed, and Middleton was directed to update the city hauler permit to current information.

Motioned by McOllough seconded by Flurer to approve Resolution (22-26) to Setting a Date (April 19th) of meeting at which it is Proposed to Approve a Development Agreement with Gold-Eagle Cooperative, Including Annual Appropriation Tax Increment Payments in an Amount Not to Exceed \$500,000. All Ayes. Motion passed.

Motioned by Young seconded by S. Hennigar to approve Resolution (22-28) to Setting a Date (April 19th) of meeting at which proposal to enter into General Obligation Urban Renewal Loan Agreement and to borrow money thereunder. All Ayes. Motion passed.

Approval from the Planning & Zoning as they met and reviewed the amendments to the Urban Renewal Plan.

A General Fund CD needs to be renewed and the 10 Month Special rate from First Bank was decided upon.

Motioned by McOllough seconded by S. Hennigar to approve Resolution (22-33) approving pay request #1 with Woodruff Construction for Daycare project for \$14,217.95. All Ayes. Motion passed.

Motioned by S. Hennigar seconded by McOllough to approve Resolution (22-23) approving pay request #1 with North Central Iowa Services for Daycare project for \$34,200.00. All Ayes. Motion passed.

Motioned by S. Hennigar seconded by Flurer to approve Resolution (22-33) approving pay request #1 with Hilsabek Schacht Inc. for Daycare project for \$22,325.00. All Ayes. Motion passed.

Discussion was had on incentives for new housing in Clarion. Topics like Tax Abatement, Utility rebates, lot discounts, and commercial grants were discussed. Direction was given tot Middleton to work with our financial advisor from PFM to come up with options on all of these. Clarion needs to create a boost to get more housing.

Reports: Mayor Heiden brought up the topic of looking into changing the start time of meetings to accommodate more citizens, will be looked at for options in future. Question if other Nuisance hearings were in future, confirmed.

Motioned by Young seconded by S. Hennigar to move into Closed Session: 21.5(c)- To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. Motioned by S. Hennigar seconded by Flurer to move back into open.

Motioned by Young seconded by S. Hennigar to adjourn. All ayes. Meeting adjourned.

Respectfully Submitted,
Clint Middleton City Administrator

Clint Middleton, City Administrator

Rod Heiden, Mayor