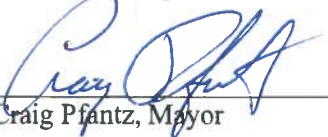


**State Center City Council
Special Meeting Minutes
December 6, 2022**

Mayor Pfantz opened the meeting at 6:30 p.m. This meeting is a continuation of a public hearing and resolution action for proposed CDBG Derecho Grant application for funds to build two low to moderate income homes on Park Place which minutes are published separately. Present were Councilors Darrow, Nichols, Shaffar and Quick. Absent: Grant. Also present were L. Bearden and Zach Faught.

- Faught presented 3 verbal quotes for the cutting down of ash trees (approx. 22) in the north half of town. 1) MVR: \$29,700.00, 2) Top Notch: \$13,200.00, 3) Ledford: \$13,000.00. Motion by Quick, 2nd by Shaffar to approve Ledford quote to remove these trees and haul to brush dump for temporary storage. They will be relocated when the city secures new brush dump property. Stumps will not be removed at this time. Motion passes 4-0.
- Faught then updated council on the well pump and motor that has been damaged and is not functioning. Northway has removed the pump and motor to take to inspect for repair or replacement. If replaced, Northway is recommending adding 100 ft of well pipe because of the lower water levels. Northway is quoting \$60,000.00 for all work except the purchase of new pipe. State Center is currently on rural water. Motion by Shaffar, 2nd by Darrow approving of the \$60,000.00 for replacement and reassembly of the well components and also lengthening the well pipe, cost unknown at this time. Motion passes 4-0.
- Motion by Quick, 2nd by Nichols approving of quote from BDH Technologies for a new computer for the clerk office in amount of \$1,175.18. The office will be replacing one of the 4 computers in the office per year over a period of 4 years. Motion passes 4-0.

There being no further business, motion by Darrow, 2nd by Shaffar to adjourn; motion passes 4-0.



Craig Pfantz, Mayor

Attest:



Lori Bearden, City Clerk

CITY OF STATE CENTER DETAILED CDBG DERECHO MEETING MINUTES

The City of State Center City Council held a public hearing at 6:00 pm on 12/6/22 at the City of State Center City Council Chambers at 118 E Main Street in State Center Iowa to review a CDBG Derecho application. The application is for \$615,800 to build 2 new single family homes at 206 and 208 Park Place in State Center. Each home is estimated to be 1,195 SF with 2 bedrooms on the main floor, 2 bathrooms, a 20X22 double garage, and full unfinished basement with at least 1 egress window. The project developer is K & K Builders LLC (Dave Karsjen, President). The estimated cost to complete each home without the green (mitigation) items is \$282,900. The green/mitigation items add another \$25,000 of cost to each home, but the CDBG program covers 100% of this cost. The CDBG program will provide the following incentives (per home) off the total cost \$307,900 (\$282,900 standard construction + \$25,000 of green items) –

- \$75,000 incentive
- \$25,000 mitigation (\$3,000 Fortified roof, \$18,000 solar panels, and \$4,000 rain garden)
- \$35,000 down payment and closing cost.

The above items total \$135,000/home (net \$172,900). The city will provide sewer and water services to each home at a cost/home of \$4,000 (net \$168,900). There is an additional \$15,000 of Region 6 project administration that is 100% paid for by CDBG. This admin cost does not reduce the above subsidies.

The CDBG derecho application will be submitted on 12/30/22 and the city should know the status of funding by 2/1/23. There is no guaranty that the funding will be awarded. \$285,000 of the CDBG derecho funds will assist LMI individuals. The additional owner occupied housing units will help State Center respond to the derecho disaster and provide much needed quality and affordable housing.

The project will not displace any households or tenants, the 2 lots for this project are vacant with no structures. Construction work can commence on the project in the summer of 2023. The project will likely be completed by 12/31/24. No translation services were needed or requested as part of the public hearing.

A community development and housing needs assessment was completed as part of the public hearing. The following were the suggested items –

- Build additional quality affordable homes (high)
- Wastewater treatment improvement project (high)
- Water treatment facility improvement project (high)
- Develop a new area for single family owner occupied home construction (high)
- Street improvement work (high)
- Construct a new fire station and ambulance building (high)
- Develop a new brush dump area (medium)
- Fix up older houses around the community (high)
- Fix up buildings on the main street (high)
- Storm sewer repairs (medium)
- Water mains replacement (medium)
- Re-route trains through the city (low)