

Dawson City Council Minutes  
December 7<sup>th</sup>, 2021  
6:00 p.m.

The Dawson City Council met in regular session Tuesday, December 7<sup>th</sup>, 2021 at 6:00 p.m. at the Dawson City Hall Council Chambers. This meeting was also available by Zoom. Due to state requirements for the Truth in Taxation, the start time was adjusted accordingly.

Councilpersons present: Jeff Fish arrived later, Jeff Olson, Vince Adelman, Dean Petersen, Steve Tufto left towards the end of the meeting, and Charlie Prestholdt. Also Present: Mayor Randy Tensen, Acting City Manager Jill Kemen, Deputy Clerk Kristin Daline, Public Works Superintendent Kurt Collins, Public Works Supervisor Colin Lee, City Maintenance 1 Nick Vorvick, City Attorney Rick Stulz, Diane and John Nevins, Duane Hastad, Mike Cagely, Janell Welling, Lowell and Dawn Tyler, Burt Faehn, Dave Hickey, Doc Skordahl, Jim Michels, Tom Schutz, Virgil Thompson, Donn Mork, Emery Jensen and Pattie Edlund, Stephanie Weber, Ann Jensen, Chessa Frahm, Douglas Breberg, Scott Quick, Brenda and Tim Halvorson, and Evan Robertson. City Engineer Jeff Kuhn, Rebecca Kurtz with Ehlers and Dave Falness via Zoom.

Mayor Tensen called the meeting to order at 6:00 pm and everyone repeated the Pledge of Allegiance. Councilman Tufto motioned to approve the agenda with addition of 13G, approve contract with the RDC for Small Cities Development grant writing, and amend 10D, ordinance for phase 2 rate changes will not be approved at this meeting, with a second from Councilman Prestholdt. Voting in favor Councilman Petersen, Councilman Adelman, Councilman Olson, Councilman Tufto and Councilman Prestholdt. Absent: Councilman Fish. Against: None. Motion Passed.

Councilman Olson motioned with a second from Councilman Petersen to approve consent agenda items number four, November 9<sup>th</sup> Council Meeting Minutes and November 22<sup>nd</sup> Special Council Meeting Minutes, and number 11A, November financials. Voting in favor: Councilman Petersen, Councilman Adelman, Councilman Olson, Councilman Tufto and Councilman Prestholdt. Absent: Councilman Fish. Against: None. Motion Passed.

The 10 minute public forum was moved to later in the meeting after the public hearing.

#### Requests

The city office has received all the necessary paperwork for the application from the Jack Attack Basketball Boosters for their gambling permit. On motion by Councilman Olson to approve the permit with a second from Councilman Prestholdt. Voting in favor Councilman Tufto, Councilman Adelman, Councilman Prestholdt, and Councilman Petersen. Absent: Councilman Fish. Against None. Motion passed.

Mayor Tensen closed the regular meeting and opened the Public Hearing at 6:05 pm for the Tax Abatement for HME/SLH. Kemen gave a brief update on what the abatement entails. The Dawson EDA has sold 3 acres of land on the East end of Ash Street to build an apartment complex. The abatement will be for 10 years in the amount of \$334,233, with a \$16,7000 semi annual payment from the city for 10 years. The County would be at a lower tax rate. The amount for 10 years will be \$93,850, with a \$4,700 semi annual payment for 10 years. The estimated market value for the apartment complex is \$2.35 million. The city will be developing the infrastructure and HME will be the general contractor on the building. The plan is to construct a 32-38 unit building with a unit mix of one, two and three bedroom apartments. HME is contacting local businesses to see what the needs are as far

as number of bedrooms. The price range will be from \$795/mo. to \$1,195/mo. HME has developed an apartment in Milbank, South Dakota that is very similar to the plans for Dawson. Garages will not be attached, but will be available. The target start date is May 1, 2022 with an estimated construction time of 16-18 months. An emergency road will be built to the south. The area on the East end of Ash will need to be replotted, which will take 2-4 weeks. The recent housing study done for Dawson showed a need for 75 units in the next 10 years. With no other discussion, the public hearing was closed at 6:15 pm and the regular meeting opened.

#### 10 Minute Public Forum

Mayor Tensen opened the 10 Minute Public Forum at 6:15 pm. Diane Nevins asked where there was a motion from Council for the 36' street widths. Janell Welling is concerned about the Safe Routes to School and taking sidewalks away. She feels speed will be an issue. Janell also mentioned heat islands with no trees along the streets and the damage homes will have because of it. Janell said she has received comments from potential clients as to why phase 1 looks so bare, and who is replacing trees. Councilman Prestholdt said that he has spoken with four individuals and they are happy with how it looks. Hearing nothing else, Mayor Tensen closed the 10 minute public forum at 6:29 pm.

#### Reports of officers, boards, and committees

The Police Commission Meeting Minutes are included in the packet as information only. Kemen reported that the city is short a police officer. Conversations were had with the County about possibly contracting with them, but the city decided to open the position for a 3<sup>rd</sup> officer. The deadline is December 31<sup>st</sup>.

The Finance Committee Meeting Minutes are included in the packet. During the November 12<sup>th</sup> meeting, Rebecca with Ehlers provided the group with a utility rate study. The purpose of the study was to review the sanitary sewer and storm sewer funds as separate funds. Rebecca will be discussing this in depth under the Water/Wastewater Committee Meeting Minutes. During the November 22<sup>nd</sup> meeting, an update of the 2022 proposed levy was discussed.

The Planning and Zoning Committee Meeting Minutes are included in the packet. Kemen gave a brief update on zoning permit for Rod Coon. Rod has sold his property to Canby Farmer's Grain, and explained to the group his intentions for moving the building to his property where his house is located. He was asked to make sure things are neat and tidy. Access to this building will be from the alley, not 5<sup>th</sup> Street.

Water/Wastewater Committee Meeting Minutes are included in the packet. Rebecca with Ehlers presented the Utility Rate Analysis and Proposed Rates that was also provided at the Finance Committee Meeting. Rebecca went over the increases in Water, Sewer and Storm Sewer rates that will pay for bond payments. Councilman Adelman asked about the County ditch that runs through Dawson to which Rebecca and Attorney Rick Stulz would follow-up with him.

Lac qui Parle Computer Commuter update was provided as information only. Kemen mentioned that Mary Quick has been running the Computer Commuter for 12 years and will be retiring soon. Dawson will be hosting a Thank You party for Mary in the future.

Kemen gave a brief EDA update. The EDA held a public meeting on Monday, November 22<sup>nd</sup> at 4:35 to receive public input on the sale of 3 acres of land to HME/SLH Holdings. No opposition was received from the citizens present. Kemen said they are working with Collaborative Design Group regarding the leaking roof at the Heritage Courts Apartments. A water test has been done. It was determined that the shingles on the south side of the slanted roof need to be replaced.

#### Public Works Superintendent Kurt Collin's Report

Collins said that Aaron Tufto has started at the City in the Road and Bridge department.

#### Interim City Manager Jill Kemen's Report

Reporting on the 2022 levy, Kemen asked for a 5% levy increase of \$49,060. Some of the needs for the increase are \$41,775 bond payment on the 2020 street and utility project, this is to cover assessments that were not completed in 2021. \$65,000 to start a capital improvement fund for seal coating streets, equipment upgrades, and a police garage fund. A final payment of \$28,450 will be made for the payloader. \$10,000 is being budgeted for improvements and repairs for the walls and ceiling at city hall. \$20,000 is due to the 2012 Street Fund at Minnwest Bank. This is due from Road and Bridge to make the skid loader payment. The Liquor store expenses for 2021 included a new a/c unit and furnace and Garney Jager's payout after retirement. When this report was printed, the Liquor store showed a decrease in the cash balance since the beginning of the year of \$6,758. The Liquor store is now showing an increase of \$3,000. The Water/Wastewater fund were split in 2021 to prepare for the PFA bonds and grants the City will receive on the next infrastructure phase. The city had water main breaks behind main street, Hickory Street and most recently by the school. Maintenance upgrades were also needed at the wastewater treatment plant which included a hot water heater and air conditioner. Lift stations also needed repairs. Duane Hastad asked about proposed property taxes. Kemen explained that homes in Dawson have been selling at a price higher than the County assessed values. The County determines our home assessments. The City can't do anything about the value of homes.

Kemen gave a brief update about the proposed apartment complex being built on the east end of Ash Street by HME Management Services, LLC out of Brookings, SD. Next on the agenda the council will make the decision to either approve or deny the resolution for property tax abatement. The apartment will be a three story building with 32-38 apartment units. HME will look at using local contractors if any available. The County will have a public hearing on December 20<sup>th</sup> at 8:30 to approve the County abatement amount.

#### Ordinances and Resolution

On motion by Councilman Prestholdt with a second from Councilman Olson to approve the resolution for property tax abatement with HME Management Services, LLC. Voting in favor Councilman Petersen, Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Tufto and Councilman Prestholdt. Against: None. Absent: None. Motion Passed.

On motion by Councilman Olson to approve the final levy of \$1,183,353 (5%) and pool levy of \$78,975 in 2022 with a second from Councilman Fish. Voting in favor Councilman Tufto, Councilman Adelman, Councilman Fish, Councilman Prestholdt, and Councilman Petersen. Against None. Absent: None. Motion passed.

On motion by Councilman Olson with a second from Councilman Petersen to approve the resolution to approve plans and specifications and ordering advertisement for bids for the 2<sup>nd</sup> phase infrastructure project. Voting in favor Councilman Petersen, Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Tufto and Councilman Prestholdt. Against: None. Motion Passed.

On motion by Councilman Prestholdt with a second from Councilman Fish to approve the resolution to authorize Farmers Mutual Telephone Company for the donation to the fire department for \$1,000. Voting in favor Councilman Petersen, Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Tufto and Councilman Prestholdt. Against: None. Motion Passed.

### Old Business

A letter from the MPCA and former Maintenance Superintendent, Brent Powers was provided in the packet. Powers addressed the council and asked if they had any questions regarding the letter. Councilman Prestholdt said the issue has been resolved and the city is moving forward.

Duane Hastad addressed the Council and said that he was asked to join a number of people months ago that have a lot of questions about width, paving and removal of trees. Duane is upset that he hasn't had any communication from Jeff Kuhn about tiling, which he asked for and the trees on his property. Kuhn said that he would be willing to speak with homeowners about the trees on their property. Discussion was had on hiring a tree inspector for the City. Kemen said that she received a postcard in the mail from the U of M offering classes for residences who want to form tree committees. The City had contacted LQP Soil and Water to purchase trees from, and Duane didn't think that LQP Soil and water could sell to the City because not being conservation. Duane asked how hard would it be to get new numbers from Jeff Kuhn to eliminate the tile that is in the plans as well as keeping the street widths the same. Kuhn said that he was advised by Council not to run those numbers as the plans have already been voted on and passed. Ann Jenson addressed the Council about street widths. Ann said that the ambulance never requested wider streets, nor had the hospital. Councilman Tufto stated that he had a conversation with EMT Pastor Kendall, and the topic did come up. Councilman Tufto reiterated that it was one individual that made the comment, he was not speaking for the ambulance crew as a whole. Sidewalks were discussed. Why is the City putting sidewalks on some streets and not others? Janell Welling feels this is a safety issue. Councilman Petersen was asked where he travels with his wheelchair when no sidewalk is provided. Petersen responded that the current sidewalks are too rough for a wheelchair so he travels on the street. Doug Breberg addressed Jeff Kuhn about the tiling that had been done near his business. He said that he had many complaints and talked to the foreman many times about the tile not being laid correctly. Doug showed pictures to Kuhn on his phone. Kuhn asked if Breberg radared the slope. Kuhn stated that it wouldn't be perfect and should allow for a variance. Kuhn agreed 12" was too much if indeed it was off that far. Doug asked about drainage on grade. Kuhn stated that the City of Morris has been doing it for over 30 years and has worked well. Doug also mentioned that when his business does tiling, they do find tree roots in the tile. They try and stay 75' away from trees when tiling fields. Kuhn was asked about the decision to put tile in. He said that purpose of the tile is to create a bridge to keep moisture at an optimal level. It will be placed at the bottom of the sand level as an outlet for the storm sewer. This also guarantees that roads can be put back together in a timely fashion with Minnesota rainfalls. Diane Nevins asked why tile, and not trees. Janell Welling asked about homeowner's hooking up sump pumps to the storm sewer. Kuhn stated that this can be done during the project or after. Janell asked if this will escalate the river flooding.

New Business

City Engineer Jeff Kuhn gave a brief update of the street project. The paving is complete, with one or two small areas to be addressed next spring. Completion of seeding will wrap up in the spring and any settlement and grass that didn't grow will be addressed. Kuhn asked that if anyone sees areas, or homeowners are making comments about settlement and grass issues to let staff know so that it can be addressed. The areas North of Highway 212 will be done in the Spring, the seeders ran out of time. Kemen mentioned that there will be a final assessment hearing when the final numbers come out. Residents will be notified of the assessment amount. They will have the opportunity to file an attest the assessment. Councilman Adelman stated that at the last Council meeting a presentation was given by Duane Hastad on tile and trees. Would it be possible to do change orders. Kuhn said that addendums can be done, however the window for this to happen is very small as the city wants the bid process to move along for more aggressive bids. Councilman Prestholdt asked the same question about trees, if change orders could be done and if each tree could be looked at by Duane Hastad and Kuhn. Kuhn stated that the width of Chestnut changes on several blocks. The width at the school is 32', and when there are cars parked on both sides of the road it makes it very hard to pass. Keeping the street the same width is not feasible. Councilman Adelman said that he appreciates everyone who comes to the meetings and the input.

Pay request #12 was provided by Kuechle Underground. They are requesting \$116,521.45. On motion by Councilman Olson with a second from Councilman Petersen to approve the pay request for Kuechle Underground. Voting in favor Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Petersen and Councilman Prestholdt stepped out. Absent: Councilman Tufto. Against: None. Motion Passed.

Pay request #14 was provided by Maguire Iron. They are requesting \$35,678.50. On motion by Councilman Olson with a second from Councilman Petersen to approve the pay request for Maguire Iron. Voting in favor Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Petersen and Councilman Prestholdt. Absent: Councilman Tufto. Against: None. Motion Passed.

The HME Development agreement was tabled for a later meeting until the area gets re-platted.

The agreement between the city and Sue Helgeson for three acres of land was presented. The land will be used to build an emergency exit off of Carlson Addition out to 180<sup>th</sup> Street. On motion by Councilman Olson with a second from Councilman Petersen to approve the purchase of three acres of farm land. Voting in favor Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Adelman and Councilman Prestholdt. Absent: Councilman Tufto. Against: None. Motion Passed.

A letter with pricing was included in the packet from the UMRDC asking the city if there is interest in advertising in the Western Prairie Waters publication again. This was tabled until the next meeting to look at the size of advertising the city has done in the past.

A contract from the UMRDC for professional services was provided at the meeting. This contract is an understanding that the UMRDC is the administering agent on behalf of the city for the Small Cities Development Program with Prairie Five being the field administrator. On motion by Councilman Olson

with a second from Councilman Petersen to approve the contract between the UMRDC and the city for professional services. Voting in favor Councilman Fish, Councilman Adelman, Councilman Olson, Councilman Petersen and Councilman Prestholdt. Absent: Councilman Tufto. Against: None. Motion Passed.

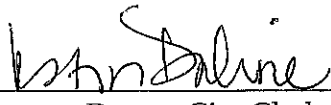
Miscellaneous Announcements

The next Council Meeting will be December 21<sup>st</sup> at 5:30 pm.

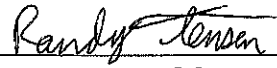
Adjourn Meeting

Hearing nothing else, on motion by Councilman Petersen with a second by Councilman Olson to adjourn. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen and Councilman Prestholdt. Absent: Councilman Tufto. Against: None. Motion passed.

Meeting adjourned at 8:17 p.m.



Deputy City Clerk



Mayor