

## **Dawson City Council Minutes**

**August 1, 2017**

**5:30 p.m.**

The Dawson City Council met in regular session on Tuesday, August 1, 2017, at 5:30 p.m. in the City Council Chambers.

Councilpersons present: Jeff Olson, Dave Lien and Charlie Prestholdt.

Councilpersons absent: Steve Tufto, Becky Bothun and Al Tufto.

Others present: Mayor Randy Tensen, City Manager Tami Schuelke-Sampson, City Clerk Treasurer Kristi Kvaal, City Attorney Rick Stulz, Maintenance Superintendent Brent Powers, Payroll/Utility Billing Clerk Jill Kemen, Dawson Fire Chief Brian Hersom, Dawson Sentinel Editor Dave Hickey, Shannon Sweeney from David Drown Associates, Inc. and Canby Farmers Grain Co. representative Travis Schacherer.

Declaring a quorum, Mayor Tensen called the meeting to order and the group repeated the Pledge of Allegiance to the Flag.

Mayor Tensen asked for approval of the agenda with the addition of 6A, discussion on the National Bank Building. On motion by Councilman Lien seconded by Councilman Prestholdt to approve the agenda with the addition. Voting in favor: Olson, Lien and Prestholdt; voting against: none; absent: S. Tufto, Bothun and A. Tufto. Motion carries.

On motion by Councilman Olson seconded by Councilman Lien to approve the Consent Agenda Items #4 and #13, approval of the July 11<sup>th</sup> Council Meeting Minutes, July Bills Paid and Second Quarter Financials. Voting in favor: Olson, Lien and Prestholdt; voting against: none; absent: S. Tufto, Bothun and A. Tufto. Motion carries.

Mayor Tensen opened the 10 minute public forum. Travis Schacherer from Canby Farmers Grain Co. addressed the Council and distributed a plat map of the Dawson Industrial Park Addition. The map reflects that only two lots are available for purchase, not three as was previously discussed. Travis stated that the land that was to be used for a road between the LQP Co-op Fertilizer Plant and Viessman Trucking was vacated, with equal parts given to each business; therefore, access to the grain storage site would have to be by using the north road. Work on the site will need to start soon, as there is a significant amount of dirt work that needs to be done before fall harvest. Councilman Olson asked about plans for the future of the site as far as construction of a permanent structure. Travis indicated that nothing would be done immediately, since there will be considerable upfront costs to make the site suitable for grain storage. Short-term plans include a grain piler and bunkers. On motion by Councilman Prestholdt seconded by Councilman Lien to approve the sale of Lots One (1) & Two (2) of Block One (1) at the Dawson Industrial Park Addition to Canby Farmers Grain Co. for \$1.00 per acre. Voting in favor: Olson, Lien and Prestholdt; voting against: none; absent: S. Tufto, Bothun and A. Tufto. Motion carries.

Hearing no further comments, Mayor Tensen closed the public forum.

Hazardous Building Committee Report. The City budgets for three requests each year. A maximum of \$3,500 is allowed per request.

Discussion was held concerning the National Bank Building located on Sixth (Main) Street in Dawson. Renovations are continuing. In addition to the museum area, plans are to include office space as a source of rental income. Councilman Prestholdt stated that Dennis Anderson would like to discuss with the City the cost of providing water to the building, since he feels the building is an asset to the City and will house a museum dedicated to preserving the history of Dawson. The issue will be placed on the agenda at a future Council meeting.

Councilman Olson next led the discussion on the recent house burns held within the city limits. He has received complaints about the amount of smoke and debris left after the Fire Department conducts a training burn. Fire Chief Brian Hersom was present to address the concerns. He stated that during the most recent training burn, the ceiling collapsed over an area containing bags of debris to be burned, therefore causing it to compact and smolder. He explained that in the future the Fire Department hopes to alleviate the problem by spreading out any items to be burned to ensure that the fire more fully consumes the contents of the building. Councilman Olson also mentioned another training burn which resulted in a claim for smoke damage to a nearby residence. Discussion. Hersom indicated that claims are very rare, and that the fire instructors had never experienced a claim previous to the one mentioned.

Mayor Tensen opened the Public Hearing at 5:45 p.m. Shannon Sweeney from David Drown Associates, Inc., was present to address the Council about the Proposal for the Issuance of Housing Revenue Refunding Bonds for Southwest Minnesota Housing Partnership Project. Sweeney explained that Southwest Minnesota Housing Partnership (SMHP) has proposed that the City of Jackson issue revenue bonds to refinance its facilities consisting of multifamily housing units located in Jackson, Dawson, Lakefield, Marshall and Montevideo. He explained that there would be no financial obligation to the City of Dawson, nor does it affect the City's credit rating. The Joint Powers Agreement would be between the five communities heretofore mentioned. He stated that a public hearing is required and that the City of Dawson is merely providing host approval and consent to the issuance of the bonds. Discussion was held concerning the future development of any projects within the City of Dawson. Sweeney laid out the process, which includes a housing study to identify demand. He stated that most housing projects need to be at least 20 units, with rent running around \$1,000 per unit. It was stated that Dawson has had housing studies completed in the past. Councilman Prestholdt commented that Dawson is in need of affordable housing and asked what the City could do to move forward. Sweeney suggested contacting SMHP and get on a list. There are subsidies available through the government, but the process is very competitive. Hearing no further comments, Mayor Tenson closed the Public Hearing.

On motion by Councilman Olson seconded by Councilman Prestholdt to approve the Resolution Giving Host Approval to the Issuance of Housing Revenue Refunding Bonds (SMHP Project) by the City of Jackson, Minnesota and the Joint Powers Agreement. Voting in favor: Olson, Lien and Prestholdt; voting against: none; absent: S. Tufto, Bothun and A. Tufto. Motion carries.

On motion by Councilman Lien seconded by Councilman Prestholdt to approve the First Reading of the Mediacom Cable Television Franchise Ordinance. Voting in favor: Olson, Lien and Prestholdt; voting against: none; absent: S. Tufto, Bothun and A. Tufto. Motion carries.

LQP EDA Operations Report. No action required.

Maintenance Superintendent Brent Powers' Report.

- A. Brent informed the Council that the City is looking into the possibility of installing a splash pad in Veterans Park. Payroll/Utility Billing Clerk Jill Kemen has been researching grants through the DNR to help fund the project. The grant would be a 50/50 grant and could include funding for the proposed campground site. Additional revenue sources could also be pursued, such as a wine tasting event. Kemen stated that the City could apply for more than one grant. No lifeguards would be required. Brent stated that the current plan to develop the campground site in that area would then be suspended until final approval of the grant. Discussion. It was decided to move forward and gather more information on the project, including cost and grant availability.

City Manager Tami Schuelke-Sampson's Report:

- A. EDA Update. Shane Tappe has purchased the property at 320 Oak Street (Hurley), and AGP has purchased the Nyla Dawson residence at 243 Eighth Street. The Minnesota Historical Society Grant has been submitted. The City will be notified in December if we are the recipient of the grant. The emergency access road for the Carlson Addition is moving forward. Parties are currently waiting on a final survey.
- B. Small Cities Grant. No changes. Completion date is December 31, 2017.
- C. Update on Computer Commuter. No action required.

On motion by Councilman Lien seconded by Councilman Prestholdt to adjourn the meeting. Motion carries and the meeting adjourned at 6:02 p.m.