

Dawson City Council Minutes
April 3, 2018
5:00 PM

The Dawson City Council met in regular session on Tuesday, April 3, 2018 at 5:00 PM in the City Council Chambers.

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

Councilperson absent: Councilwoman Becky Bothun and Councilman Al Tufto.

Others present: Mayor Randy Tensen, City Attorney Rick Stulz, Payroll/Utility Billing Clerk Jill Kemen, City Manager Tami Schuelke-Sampson, Dawson/Boyd Police Officer Jordan Baldwin, County Assessor Lori Schwendemann, City Assessor Beth Westby, Dawson Sentinel Editor Dave Hickey, Lannie Ashling, Tom Schutz and Doug Breberg.

Declaring a quorum present at 5:12, Mayor Tensen called the meeting to order and the group repeated the Pledge of Allegiance to the Flag.

Councilman Lien entered the council meeting at 5:15 PM.

Mayor Tensen asked for approval of the agenda. On a motion by Councilman Prestholdt with a second from Councilman S. Tufto to approve the agenda. Voting in favor Councilman Jeff Olson, Councilman Steve Tufto, Councilman Dave Lien, and Councilman Charlie Prestholdt. Absent Councilman A. Tufto and Councilwoman Bothun. Motion passed.

Mayor Tensen asked for approval of the March 20th Council Meeting minutes. On a motion by Councilman Olson with a second from Councilman S. Tufto to approve the council minutes. Voting in favor Councilman Jeff Olson, Councilman Steve Tufto, Councilman Dave Lien, and Councilman Charlie Prestholdt. Absent Councilman A. Tufto and Councilwoman Bothun. Motion passed.

Mayor Tensen then opened the 10 minute public forum. Hearing nothing, Mayor Tensen closed the public forum.

The Born Learning Trails in Southwest Minnesota was tabled until the next meeting. Due to weather, Sarah Kicmal of United Way was unable to be present.

Lori Schwendemann, LqP County Assessor and Beth Westby, Dawson City Assessor were present to answer questions pertaining to the assessed value of homes within the City of Dawson. There were 20 residential sales between 10/1/16-9/30/17. Of those sales, 87% of the assessed value of the actual sales was reached. State statute requirement is to have assessed values meet 90-105% of the sales. This means that home value must increase. Along with home value increases, mini storages and apartments also saw a rise in value county-wide.

Doug Breberg asked Schwendemann about shipping containers for storage. Schwendemann stated that this is new to the County and she would have to ask the Department of Revenue about taxable value on these type of units even though they are considered portable but could be used permanently. When she receives her answer back, she will notify the council and Breberg.

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Lannie Ashling presented to the council his proposed taxable value increase. His home on 1122 Pine Street, which is occupied by his mother, saw an 82.5% increase. Ashling stated that no improvements have been done to the home in 30 years. Both Westby and Schwendemann have viewed the home and are confident with their number. Westby used the sales of other stately homes in the City of Dawson as comparison value to his. Westby has also offered different avenues for taxes to the owner. Ashling provided what he felt was a conservative estimate to repair the home. He stated he had the ability to make it a showpiece or not do any fixing on it at all and use the home for storage. Schwendemann told the Council that their role of the board was to lower the value of a house even though she and Westby feel the value is correct. Schwendemann also told Ashling she didn't speak with any of the Council before the meeting and there was no preconceive notions. Councilman S. Tufto said he can agree with Ashling's point to a certain degree. Ashling provided pictures and estimates of work that needs to be done. He thanked Council for their time.

Tom Schutz was present to address Schwedemann and Westby too. He feels the 72% increase in his proposed taxes was unfair. He stated that Westby never entered his home and has no idea of how much work needs to still be done. Westby took time to address his concern and provided data as to his increases including "this old house" tax deferred plan expiring. After speaking, Schwendemann offered to visit Schutz's home to re-evaluate his property. He welcomed the visit and also extended it to any council member that was wanting to see his home.

Doug Breberg asked for clarification on classifications. Schwedemann explained to him that the State was using different wordage for the same property now. Instead of commercial, his property is now considered industrial. There is no change to the taxable value of his property.

After homes of concern were addressed, it was decided to recess the Board of Appeal and Equalization until Tuesday, April 17, at which time Schwendemann will return after viewing Schutz's home. On a motion made by Councilman Olson with a second by Councilman S. Tufto to table the hearing until April 17. Voting in favor Councilman Jeff Olson, Councilman Steve Tufto, Councilman Dave Lien, and Councilman Charlie Prestholdt. Absent Councilman A. Tufto and Councilwoman Bothun. Motion passed.

Dawson-Boyd Schools have expressed interest in purchasing the football field from the City of Dawson. Mainly due to the expenses the school has had at the field along with the additional lighting project coming up, some board members feel the school should have a vested interest in the property. Attorney Stulz lead the conversation. After speaking with Superintendent Tappe, he felt it was reasonable for the City to offer a 25 to 50 year lease of the field. The public would still be able to use the field just like the current playgrounds. If the school decided to fence the field it would be for the purpose of keeping cars off the field. The school has no interest in the baseball or softball fields, nor do they have any interest in the restrooms. The council gave permission for Stulz to pursue a conversation with Tappe regarding a lease verse change of ownership. Stulz will present on this topic again at the next council meeting.

On a motion made by Councilman Prestholdt with a second from Councilman S. Tufto to approve the 3.2 license for Cerro Gordo Softball to operate the beer gardens during Riverfest. Voting in favor Councilman

Jeff Olson, Councilman Steve Tufto, Councilman Dave Lien, and Councilman Charlie Prestholdt. Absent Councilman A. Tufto and Councilwoman Bothun. Motion passed.

Dawson-Boyd Schools are encouraging council members to attending the listening session on Tuesday, April 17, 2018 before the council meeting. These listening sessions are to plan for the future of the school.

Johnson Memorial Health Services provided information to the Council about the upcoming meetings scheduled to inform the public about the moving transitions for the Care Center.

Lac qui Parle Computer Commuter report was for information only.

Dawson Museum utility payments conversation has been tabled until April 17, due to the fact there hasn't been a board meeting for the Museum yet.

City-wide Clean-up date is scheduled for May 21, 2018. Further discussion on this topic was tabled until April 17th.

Maintenance Superintendent Brent Powers' Report

A. Powers stated the clarifier parts should arrive shortly with repair to begin thereafter.

City Manager Tami Schuelke-Sampson Report given by Jill Kemen

A. EDA Update. With Schuelke-Sampson being absent, Councilman Jeff Olson gave the EDA update. The EDA is determining where the armory roof is still leaking. 4 skylights have been removed to help in the leak repair. The Dawson EDA was awarded the Hedgehog Grant for help in writing an RFP for the Armory. The RFP has been emailed out to 7 different companies for proposals. Riverview Estates is planning to build another spec home.

B. Advertisements are in the paper for 2018 summer help including parks, lifeguard manager, lifeguards, and water safety instructors.

C. There are a few residents and businesses that haven't made their small cities loan payments. Letters will go out reminding them of the past due amounts.

Hearing nothing else, on a motion made by Councilman S. Tufto with a second by Councilman Lien to adjourn the meeting. Voting in favor Councilman Jeff Olson, Councilman Steve Tufto, Councilman Dave Lien, and Councilman Charlie Prestholdt. Absent Councilman A. Tufto and Councilwoman Bothun. Motion passed.

Meeting adjourned at 6:25 PM.

