

Dawson City Council Minutes

March 16, 2021

5:30 p.m.

The Dawson City Council met in regular session Tuesday, March 16th, 2021 at 5:30 p.m. in the Dawson City Hall Council Chambers following social distancing guidelines and wearing masks. This meeting was also available by Zoom.

Councilpersons present: Jeff Fish, Jeff Olson, Steve Tufto, Vince Adelman, and Dean Petersen

Councilperson absent: Charlie Prestholdt

Also Present: Mayor Randy Tensen, City Manager Tami Schuelke-Sampson, City Clerk/Treasurer Jill Kemen, Utility Billing/Office Clerk Kristin Daline, Maintenance Superintendent Kurt Collins, David Hansen, and Tony Aafedt

Others present via zoon: Jeff Kuhn with Widseth, Gail Leverson with Widseth, Rebecca Kurtz with Ehlers, Matt Durand with CEDA, and City Attorney Rick Stulz

Mayor Tensen called the meeting to order and everyone repeated the Pledge of Allegiance.

Councilman Olson motioned to approve the agenda with the additions of 5a. Dawson Boyd School Football Field. Seconded by Councilman Fish. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

On motion by Councilman Tufto with a second from Councilman Fish to approve the March 2<sup>nd</sup> Council Meeting Minutes. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

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

Matt Durand with CEDA introduced himself to the group. He is currently working on updating the city housing study. Giving a brief update some of the highlighted items were a 7% increase in population in the next 5 years. That is roughly 114 people. Dawson consists of mostly older homes and 80% of homes are valued below \$150,000. Matt stated that the study suggests Dawson needs 58 total housing units to be able to meet demand. These include workforce multi-unit housing, active senior housing and single family homes. Durand spoke about the land that the city currently owns and how that might come into play for development. Council will receive the first draft and upon reviewal, with council approval, will be adopted by the city and the study will move forward towards development. Councilman Tufto asked about private investors contributing towards construction as well as the city. Durand stated that there are many options. Some of these include tax increment financing, grants, and rebound investments.

Tony Aafedt spoke about the work that the high school horticultural class will be doing at the football field. The class, led by their instructor, will be designing and building a retaining wall approximately 2 feet high on the home side of the football field the length of the whole field. There are 19 students in the class and will work in pods, three afternoon periods at a time to construct the wall. Farmers for Dawson has also committed to helping with the project. The total cost of the project will be between \$12,000-\$15,000 and Aafedt asked for city support of half. Councilman Tufto asked if the school had applied for the Dawson Community Foundation Grant. He will look into this for Aafedt and report back to the school. The Dawson Fire Department has donated \$1,000 towards the project. The school is going ahead with the retaining wall regardless of the city's donation. Aafedt explained how the wall will be constructed and also said the school is looking for additional fill if the city had any from their projects. David Hansen added that other projects are needed down the road at the football field too. There is a need for a new scoreboard and a bigger crowd's nest to name a few. After discussion on motion by Councilman Adelman to table the request until next council meeting with a second by Councilman Tufto. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

Rebecca Kurtz with Ehlers congratulated the city on their A rating from S&P. She explained what the A rating means and what the strong contributing factors were to help the city achieve that rate. The bond refunding sale was held on Tuesday morning. There were 4 companies that bid. Northland Securities came in with the best bid / lowest interest rate of 0.7253% which coincidentally was better than what the estimate rate would be. By refunding the 2007 Swimming Pool levy, 2012A water and sewer bond and 2012B street bond the city will see a savings of \$156,157. The debt was not restructured so payment length will remain the same. Kurtz recommends awarding the refunding to Northland Securities. On motion by Councilman Olson to approve the refunding resolution awarding Northland Securities with a second by Councilman Fish. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

The refunding was awarded at 6:12 p.m.

Jeff Kuhn introduced Gail Levenson, funding specialist with Widseth. Gail spoke about working on the grant funding through PFA. She will be submitting two applications on Dawson's behalf. The first application is for \$8,730,347 which includes clean water, wells, and looping. PFA has estimated that \$5.6 million in grant funding is tentatively set for Dawson to receive on the water portion of phase 2. The second application submitted is for \$7,574,257 containing funds to cover sewer portion. PFA has estimated Dawson would receive \$2.4 million in grant funding to help with this part of the second phase. The rest of the funding will be set up in long term low interest loans to help make this project affordable for Dawson to finish the updates to the city. Levenson will update the bond debt to include the new refunding project and submit the applications to PFA.

Jeff Kuhn doesn't have solid numbers yet for phase 2. He stated that most of the numbers to date have come in on estimate or just under which is good news. On motion by Councilman Olson to approve the two resolutions for the PFA applications with a second from Councilman Petersen. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

Kuhn shared information that was discussed at the water / wastewater meeting held earlier in the day. Water plant improvements were modified but most were the same as proposed. The water meter discussion conclusion was to keep the drive by radio option meters but change from disk meters to ultrasonic meters. Estimates from different manufacturers will be obtained.

Mayor Tensen shared that Austin Ireland was hired as the Maintenance Supervisor. The second position is currently still being hired.

City Manager Schuelke-Sampson spoke about the independent contract drawn up by Attorney Stulz to contract Brent Powers for \$2,000/ month for 24 hours. Any additional hours will be paid at \$45.00 per hour. The contract has a 60 day separation clause to protect both parties. Maintenance Superintendent Kurt Collins is currently studying to take his Class A wastewater license to be in compliance with our wastewater treatment plant. Councilman Adelman asked if there was a grace period given to the city when switching operators. Schuelke-Sampson stated that wouldn't be enough time for Collins to get his license. She said there is paperwork due on March 20<sup>th</sup> that needs an A operator signature. Schuelke-Sampson has been working with Larry Van Hout from Widseth regarding the license. Councilman Olson felt there was no choice in the short term but to approve the contract. Councilman Adelman asked Collins when he was taking the test. Collins said as soon as things have opened up again from COVID. On motion by Councilman Olson with a second from Councilman Petersen to approve the contract for 1 month with the additional 60 day notice. Voting in favor Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, Councilman Adelman. Absent Councilman Prestholdt. Motion passed.

On motion by Councilman Olson with a second from Councilman Petersen to accept Tami Schuelke-Sampson's resignation presented at the last council meeting. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed. Mayor Tensen thanked Schuelke-Sampson as did the rest of the council for her years of service.

On motion by Councilman Fish with a second from Councilman Tufto to appoint Jill Kemen as interim city manager after March 26<sup>th</sup>. Voting in favor Councilman Adelman, Councilman Fish, Councilman

Dawson Council Minutes

March 16, 2021

Page 4

Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt.

Motion passed. Councilman Olson asked what was being done to hire a new manager. Mayor Tensen said the committee is waiting for advice from Attorney Stulz.

Maintenance Superintendent Kurt Collins' Report

- Collins has been busy going to meetings and holding internal interviews for the open positions. There will be more interviews to come.

City Manager Tami Schuelke-Sampson's Report

- Schuelke-Sampson had nothing new to update

With nothing else to address, on motion by Councilman Olson with a second by Councilman Tufto to adjourn the meeting. Voting in favor Councilman Adelman, Councilman Fish, Councilman Olson, Councilman Petersen, and Councilman Tufto. Voting against, none. Absent Councilman Prestholdt. Motion passed.

Meeting adjourned at 6:31 p.m.

---

City Clerk

---

Mayor