

December 7, 2020
Regular Meeting

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Halstad was duly called and held electronically in said City on December 7, 2020 at 5:15 p.m.

Mayor Lori DeLong called the regular meeting to order at 5:15 p.m.

The following council members were present: Lori DeLong, Darin Johnson, Mike Trygg, Brandon Mickelson, and Bruce Purrington. The following council members were absent: None

Others in attendance: Lucas Spaeth- HMU Superintendant, Alli Tice- HMU Office Coordinator

Approval / Additions to Agenda- Mike Trygg requested to add a speaker from HBL to address council in regards to NCW School Building Update. Motion to approve addition by Darin Johnson second by Mike Trygg. Roll call vote was unanimous.

Approval of November, 9 2020 Regular Meeting Minutes, November 16, 2020 Special Meeting Minutes. Motion by Brandon Mickelson second by Bruce Purrington. Roll call vote unanimous, motion carried.

Public Forum, no concerns or persons noted.

Motion by Mike Trygg second by Darin Jonson, to approve the consent agenda as presented. Roll call vote was unanimous. Motion carried. The following items were on the consent agenda:

- a. Monthly claims for November 2020
- b. General checking bank reconciliation for November 2020

Department Reports.

Sunrise Apartments- Two vacancies currently. Dog issues by tenant may require an eviction, no pets are allowed in the apartments. Tenants are claiming it is a "Service Animal."

Wimmer Homes- Three vacancies. Remodels on two units near to complete. Tenants to be notified about parking issues and dead storage of vehicles or materials left untended.

Utilities report- Online billing software services to begin in 2021. COVID precautions still practiced and Utility office closed to public. FEMA granted extension to June 2021 for repairs on utility properties not completed this season. Halstad getting onto list of state public improvement projects for water tower work or possible rural water supply TBD.

Halstad City Ordinance 115 for Tobacco Regulations was found to be out of compliance with MN Statutes. Errors in the legal age (21 years) of purchase and possession were corrected; and the process for approval, licensing and fees had not previously been followed. The Clerk advised the ordinance required an application and payment of the city's set fee (\$25) from those wishing to sell tobacco products and cigarettes in the city. Once the license is approved, the application is required to be sent to the state. Motion by Bruce Purrington second by Mike Trygg to accept amended ordinance and procedures. Roll call vote unanimous.

- a. The Valley United C-Store application was approved by motion from Bruce Purrington second by Brandon Mickelson, and roll call vote was unanimous.

Resolution 2020-05-11 amendment as provided by WRWD Amendment No 1. The city of Halstad accepts Ownership of Property Acquired by WRWD Re: Halstad Levee. Motion to approve by Darin Johnson second by Bruce Purrington. Roll call vote unanimous.

Free Lot Program and possible updates were discussed including increasing the limits for minimum assessed value of finished construction on a free lot to \$175,000 and value of a free lot increasing to \$10,000. Motion by Darin Johnson second by Bruce Purrington to adjust those limits. Roll call vote unanimous.

At 5:58 pm motion by Mayor DeLong second by Clerk Trygg to pause the regular session and open Truth in Taxation Hearing. Roll call vote unanimous. At 6:00 pm Mayor DeLong opened the T in T for public comment. Mayor disputed proposed budget. Michael Holte thanked the council for the level of city services provided and did not dispute the proposed 5% levy increase. Motion by Darin Johnson second by Mike Trygg to approve \$219,008 for 2021 levy. Roll call vote of Johnson, Trygg, Purrington, Mickelson in favor, DeLong opposed; Motion carried. Hearing closed at 6:13 pm.

Tax Forfeiture property discussion. Norman Co. sent counteroffer of \$1000 in response to a previous \$500 offer by the city for blight removal. The parcel and property was to be auctioned by the county with a minimum bid of \$4000 if counter offer not accepted. Mayor disputed acceptance. Motion to accept by Darin Johnson second by Bruce Purrington. Roll call vote of Johnson, Purrington, Trygg, Mickelson in favor, DeLong opposed; Motion carried. Clerk to finalize Resolution 2020-12-07A Purchase of Real Property and file with County Auditor.

Furuseth brothers requested city rent additional tillable acreage in city limits north of 1st ST E south of the tree line already rented by the city as wind / snow break. The request, made via Mayor DeLong for additional \$850 cash per year for a total of \$1900 in cash and credits from the city. Justification for increase due to size of equipment used by another renter too large for the area making it impractical to utilize. Motion by Lori DeLong second by Bruce Purrington to rent the added land for the amount requested. Roll call vote unanimous.

NCW school building status. President of Halstad Business League (HBL) Jeremy Melting spoke to the council about the HBL's desire to partner with Halstad in the acquisition of the entire school building facility as alternative to the city only negotiating for the south wing on its own. Essentially the HBL would be taking on the remainder of the campus not previously negotiated by the city. Jeremy also mentioned if negotiations or interest by the city for any part of the school were to diminish, the HBL would like to step forward to obtain the entire building and property moving forward.

Mike Trygg made motion second by Darin Johnson to enter Closed Session for council discussion of financial information and development of strategies moving forward in the negotiation with NCW. Roll call vote was unanimous and public input or observation of the Regular meeting was temporarily suspended. At 8:00 pm motion by Darin Johnson second by Mike Trygg to end Closed session and resume Regular Meeting. Roll call vote unanimous.

Upon re-opening the meeting, motion by Bruce Purrington, second by Lori DeLong to: Offer \$1 to NCW for "Clean and Green" purchase of the entire property without any of the school building left standing. Purrington, DeLong voted in favor Mickelson, Trygg, Johnson opposed. Motion failed.

The Clerk announced the range of increase for Law Enforcement contract with Norman Co Sheriff for 2021. Employment contracts had not yet been settled but costs were added to the city budget to cover expenses. Council expressed the desire for Sheriff Thornton to attend a future council meeting for general Q & A. Clerk will contact him with the request.

A Public Hearing for the Halstad Levee Ordinance was set for Monday January 11, 2021 at 6 pm.

Mayor Lori DeLong asked for motion to adjourn. Mike Trygg moved and Lori DeLong seconded. Unanimous vote, meeting adjourned at 8:08 pm.

The next Regular meeting of the City Council will be on Monday January 11, 2021 at 5:15 pm.

Mike Trygg / City Clerk