

March 11, 2024
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 at the Halstad Telephone Company community room in said city on March 11, 2024, at 5:15 p.m.

Mayor Darin Johnson called the regular meeting to order at 5:19 p.m.

The following council members were present: Mayor Darin Johnson, Brandon Mickelson, Gaylord Christianson, Donna Scholl and Peter Jacobson. Absent: None. Others in attendance: Brock Robertson, Marion Skare, Lori DeLong, Jay DeLong, Wayne Tenneson, Juel Furuseth, Todd Westcott, John Nelson, Stephen Slick, Lucas Spaeth, Utilities Superintendent, and City Clerk/Treasurer Alli Tice.

Additions to Agenda – None. Motion to approve agenda by Peter Jacobson, seconded by Donna Scholl, unanimous vote, motion carried.

Approval of February 12, 2024 Regular Meeting Minutes - Motion to approve minutes as presented by Gaylord Christianson, seconded by Brandon Mickelson, unanimous vote, motion carried.

Public Forum and Correspondence- Lori DeLong inquired about the changes for ordinance 62. The changes were presented to the council at the February meeting public forum. The council did not take any action on this item in February. Ordinance 62 changes are an agenda item for this meeting.

Brock Robertson spoke to the council about using the Sunrise Apartment's nightly rental rooms for rental by his patrons after normal business hours. We can look into options for wireless access and a rental app to see if this is feasible. Robertson also spoke with the council about his concern with the Norman County Sheriff's Office parking across from The Zone on 75. He said the patrolling of speeders has been nice to slow drivers down as they enter town, but parking across from his bar has negatively impacted his business. This creates a tough situation for him with talking to NCSO about his concerns and NCSO approving his liquor license. The council listened to his concerns.

Consent Agenda

Brandon Mickelson moved to approve the consent agenda, Donna Scholl seconded, unanimous vote, motion carried. The following items were on the consent agenda:

- A. Monthly claims for February 2024
- B. General checking bank reconciliation for February 2024
- C. Temporary Liquor Permit for 04/12/2024 – LRC

Wimmer and Sunrise Report-Work is being completed on Wimmer #10 laundry facility. The HVAC bids for Wimmer #10 came in at \$7,200, which is higher than the \$6,500 that was budgeted. Gaylord Christianson made a motion to approve the HVAC bid for Wimmer #10, seconded by Donna Scholl, unanimous vote, motion carried. Wimmer #9 is being remodeled and Wimmer #2 is ready to be rented. We are cleaning Sunrise #13 and waiting on cabinets for Sunrise #16/17.

Utilities Report – MN Rural CEP has not contacted Lucas Spaeth with anyone needing work through their program. Terri Trygg, Alli Tice, Jeff Schmidt and Spaeth have been working on the LASSO and LOIS program. A new heat pump was installed at the utilities office. The audit started last week. The City of Borup contract needs to be approved by the utilities commission. Our staff would be operating their water and wastewater. The utilities is applying for a Small Cities Development Program grant in the amount of \$600,000 for new water meters and other additions/repairs within city limits in order to bring in rural water. At this time, water tower demolition or repairs will not be included in the SCDP. The federal appropriations committee earmarked \$1.75 million to Norman County and \$1.75 million to the City of Felton. Wayne Tenneson asked the council how much the water was going to cost after getting rural water. Spaeth explained that future water prices will depend on the funding sources received for the project.

Unfinished Business:

Blighted and Dangerous Properties- No new updates.

Landmark- (Halstad School and Property) – Lucas met with a flooring contractor to look at the gym floor. We will get an estimate on fixing the floor where the water damage occurred and an estimate for refinishing the entire floor. The committee is working on plans for the Summer Rec Program. We are waiting to hear back from the previous director if he is interested in the director position again. The new ADA doors are working except for 2 of the openers. The contractor needs to figure out why they aren't working. Trygg continues to work with FEMA on the Saferoom grant. The new AEDs were installed along with the TVs for community information.

RFP for Redevelopment – The deadline was extended to June 30, 2024.

Sale of parcel #28-3382000 –No new update.

Rescue Squad Bylaws Review-The council reviewed the Rescue Squad bylaws that were updated on December 11, 2023. Motion was made by Brandon Mickelson to approve the updates made to the Rescue Squad bylaws, seconded by Peter Jacobson, unanimous vote, motion carried.

Furusetth Encroachment Letter-The city received a letter and invoice from Juel and Bjorn Furusetth for land rent they believe the city is encroaching on. The city attorney sent a letter to Furusetths stating that they were paid for the land in question and no further payment is due. Juel Furusetth was in attendance. He just received the letter from the city attorney and will need time to review the letter.

New Business:

Voting Options – During the public forum at the February meeting, the council was asked to consider going back to in person voting. John Nelson spoke to the council about the number of hours he worked as an election judge for the presidential primary that just took place. Marion Skare spoke to the council about a resident that had moved away from Halstad and still received a mail in ballot. The council discussed the voter turnout in prior elections for both in person and mail in ballots and when a decision would have to be made if we were to go back to in person voting. No action was taken.

At 6:23 pm, motion was made by Gaylord Christianson, seconded by Donna Scholl to adjourn the regular meeting and open the USDA Preliminary Engineering Report and Grant Application Public Hearing and Small Cities Development Program Grant Application Public Hearing. Unanimous vote, motion carried.

USDA Preliminary Engineering Report and Grant Application Public Hearing and Small Cities Development

Program Grant Application Public Hearing – At 6:23 pm, Mayor Johnson opened the USDA Preliminary Engineering Report and Grant Application Public Hearing and Small Cities Development Program Grant Application Public Hearing for public comment. Stephen Slick with AE₂S provided the council and the public with a presentation on the grant applications. Within the presentation alternatives were discussed for the city for water supply, water treatment, water storage, and water distribution. The potential costs, life cycle analysis, and potential rate scenarios for each option were presented along with a possible timeline.

Alternatives discussed for water source and treatment Included:

Alt 1 – Do Nothing

Alt 2 – WTP Replacement – Greensand Filtration and Detention Basin

Alt 3 – WTP Replacement – Reverse Osmosis

Alt 4 – Regional Water Connection 8-inch Pipeline

Alt 5 – Regional Water Connection 12-inch Pipeline

Alternatives discussed for water storage included:

Alt 1 – Do Nothing

Alt 2 – Water Tower Rehabilitation

Alt 3 – Water Tower Replacement

Alt 4 – Water Tower Rehabilitation with WTP Decommissioning

Alt 5 – Water Tower and WTP Decommissioning

Projects discussed for water distribution included:
City Wide Meter Replacement
Replacement of Aging AC Water Distribution Lines
Service Line and Curb Stop Replacement
Hydrant Repair and Replacement
Looping of Distribution Lines

The presentation emphasized that with the development of projects the City of Halstad will need to be in compliance with all historical and environmental requirements. The City of Halstad recognized and discussed the community development and housing needs, including that of the very-low- and low-income residents, as well as the other residents in the community. Providing a long term, quality water source to the community will benefit its residents and businesses and will promote future growth.

At 7:20 pm, motion was made by Brandon Mickelson, seconded by Donna Scholl to adjourn the USDA Preliminary Engineering Report and Grant Application Public Hearing and Small Cities Development Program Grant Application Public Hearing. Unanimous vote, motion carried.

Mayor Johnson called the regular meeting back to order at 7:20 pm.

Ordinances 62.15 and 62.18 – The council discussed that the current ordinances 62.15 and 62.18 already detail the permitted uses and general requirements for the commercial district. Gaylord Christianson made a motion to table this item until the next meeting, Peter Jacobson seconded, unanimous vote, motion carried.

Tractor Purchase/Trade In – Lucas is waiting on more bids. No action was taken.

Mower Purchase/Trade In – We received a mower bid from RDO Equipment for \$13,280 and a mower bid from True North Equipment for \$7,250. Motion was made by Brandon Mickelson to accept the low bid for the mower from True North Equipment for \$7,250, seconded by Darin Johnson, unanimous vote, motion carried.

Free Lot #1-111 7th Ave E – Tom and Kim Hemberger are interested in free lot #1. The council received an application but are waiting on other required documents. A special meeting can be called if needed. No action was taken.

Other – The League of Minnesota Cities suggested that the city should have an agreement with FireFrost ATV Club for the use of the land where the ATV park is located. An agreement will be presented at next month's meeting.

Upcoming events- Community Dinner – 03.18.2024, Landmark Fundraiser – 04.20.2024, 2024 Clean up – 06.11.2024 (only one clean up for 2024)

Donna Scholl moved and seconded by Peter Jacobson to adjourn the meeting at 7:40 pm, vote unanimous, motion carried.

The next Regular meeting of the City Council will be on Monday, April 8, 2024, at 5:15 pm.

Alli Tice / City Clerk-Treasurer