

**February 10, 2025**

**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 February 10, 2025, at 5:15 p.m.

Mayor Darin Johnson called the regular meeting to order at 5:16 p.m.

The following council members were present: Mayor Darin Johnson, Brandon Mickelson, Donna Scholl and Peter Jacobson. Absent: Gaylord Christianson. Others in attendance: Lucas Spaeth, Utilities Superintendent, and City Clerk/Treasurer Alli Tice.

**Additions to Agenda** – None. Motion to approve agenda by Brandon Mickelson, seconded by Donna Scholl, unanimous vote, motion carried.

**Approval of January 13, 2025 Regular Meeting Minutes** - Motion to approve minutes as presented by Peter Jacobson, seconded by Donna Scholl, unanimous vote, motion carried.

**Public Forum and Correspondence**- No comments or correspondence.

**Consent Agenda**

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

- A. Monthly claims for January 2025
- B. General checking bank reconciliation for January 2025
- C. Temporary Liquor Permit for Heart of the Valley Recreational Foundation for 02/15/2025 - LRC

**Wimmer and Sunrise Report**- The Wimmer Homes are all rented. The second washer and dryer have been installed and are now ready for use at the Wimmer laundry. The Sunrise Apartments has two open apartments with one of them to be rented on March 1.

**Utilities Report** – The Land Lease Use Agreements have been discussed with both renters and there will be an 8% increase for the next two-year lease term. Staff have been working on several annual reports that are due by end of March. The Pay Equity report was completed, and we received confirmation that we are in compliance. Lucas Spaeth has been attending a lot of regional water meetings with various cities and boards. Spaeth will be attending the American Public Power Association Legislative Rally in Washington, D.C. the end of February. Mayor Johnson and Spaeth attended the Minnesota Municipal Utilities Association Legislative Conference in St. Paul the end of January and were able to meet with many senators and house members. We have our PER submitted to USDA for funding for the water project. We did not receive the electric grid resiliency grant that we applied for with the Department of Commerce. We received the USDA SEARCH grant to complete a Preliminary Engineering Report for wastewater. The City of Glyndon asked to contract with the Halstad Municipal Utilities to operate their water and wastewater until they have a licensed operator.

**Unfinished Business:**

**Blighted and Dangerous Properties**- No update at this time.

**Landmark- (Halstad School and Property)** – There has not been any committee meetings lately. We need to find a contractor that will complete the remaining HVAC work for the old music room that Riverview is leasing. The Sheet Metal JATC might be able to help with the duct work for the music room. The FEMA Saferoom Grant review sent a Request for Information that is due February 18. USDA Rural Economic Development Loan and Grant (REDLG) program through Halstad Telephone or Red River Valley Coop Power is a funding option for the local portion of the FEMA Saferoom grant. Paul Walswick has made framed pictures of the state championship trophies that he will be hanging on the wall by the gymnasium.

**RFP for Redevelopment** – The deadline was extended.

**Public Nuisance Ordinance – Resolution 2025-02-10A Summary Publication of Ordinance** – This resolution was presented to the council to approve a summary publication due to the lengthy nature of Ordinance 2024-02, Chapter 92 Public Nuisances that was approved by the council on December 9, 2024. Motion was made by

Donna Scholl, seconded by Peter Jacobson, to approve Resolution 2025-02-10A, unanimous vote, motion carried.

**Public Safety Aid – HTC Public Camera Quote** - Halstad Telephone Company provided a quote for 9 cameras that will cover the entrances/exits into Halstad and also the high traffic areas. The council reviewed the quote and locations of the cameras. The council would like to proceed with the LRC camera on the southwest side of the building. The council will review the camera quote again next month for approval of the remaining cameras.

**Cannabis Ordinance** – The council discussed the cannabis ordinance drafted by City Attorney Stephen Larson. The council would like to limit the location of any cannabis business to the highway 75 or highway 200 corridor. Clerk Tice will talk with Attorney Larson about this change. Clerk Tice will prepare a resolution for summary publication of the lengthy ordinance for the March meeting.

**Valley United Coop Property – Resolution 2025-02-10B Approving a Purchase of Property – Quit Claim Deed** – The land survey was completed, and we received a description of the property to be purchased from Valley United Coop. A Quit Claim Deed was drafted by Attorney Larson and sent to Valley United for approval. Resolution 2025-02-10B authorizing the purchase of the property from Valley United Coop for one dollar (\$1.00) was reviewed by the council. Donna Scholl made a motion to approve resolution 2025-02-10B authorizing the purchase of the Valley United property as described, seconded by Peter Jacobson, unanimous vote, motion carried.

**Sunrise Apartments** – Brandon Mickelson and Peter Jacobson relayed to the council their review of the financials for the Sunrise Apartments and also comparable sales in the area. Employee wages can be charged to the Sunrise Apartments for work completed at the building. These wages would have to be absorbed in other departments, which would greatly impact budgets. The council discussed what repairs are needed for the building. Clerk Tice brought up the idea of converting the nightly rentals into regular monthly rentals for a steadier revenue source. No action was taken.

**Land Purchase Proposal** – Lucas Spaeth talked with Furuseth's about purchasing their property on the northeast side of Halstad for potential use for the regional water project. The Furuseth's would sell the property for \$8,000 per acre. There is a total of 12 acres the city is interested in purchasing. The utilities commission agreed to pay 50% of the purchase price. Motion was made by Darin Johnson, seconded by Donna Scholl to purchase the property for approximately \$96,000 with the city and utilities evenly splitting the purchase price. There will need to be a survey of the land completed in order to have a detailed description of the property. Motion was made by Peter Jacobson to approve spending \$1,500 to complete the land survey plus additional closing costs associated with land purchase, Brandon Mickelson seconded, unanimous vote, motion carried.

#### **New Business:**

**Resolution 2025-02-10C Approving Off-Site Gambling Application** – The Halstad Firemens Benefit Association is requesting approval of a one day off-site lawful gambling license for March 1, 2025 at the LRC. State Law requires the approval of the local governing body, the City of Halstad. The council reviewed resolution 2025-02-10C. Brandon Mickelson moved, seconded by Donna Scholl to approve the resolution for the off-site lawful gambling license for the Halstad Firemens Benefit Association, unanimous vote, motion carried.

**Land Lease Use Agreement – Christianson** – The Land Lease Use Agreement between the City of Halstad and Garrett and Gaylord Christianson for parcel 07-3173000 was reviewed by the council for the new 2-year lease term with an 8% increase. Motion was made by Peter Jacobson, seconded by Donna Scholl to approve the new 2-year lease with the 8% increase, unanimous vote, motion carried.

**Land Lease Use Agreement – Westcott** - The Land Lease Use Agreement between the City of Halstad and Randy Westcott for 4 tracts of land was reviewed by the council for the new 2-year lease term with an 8% increase. Motion was made by Brandon Mickelson, seconded by Darin Johnson to approve the new 2-year lease with the 8% increase, unanimous vote, motion carried.

**NWRDC Representative for Norman County** – Donna Scholl moved to nominate Darin Johnson to serve on the NWRDC board as the representative for Norman County, seconded by Brandon Mickelson, unanimous vote, motion carried.

**Pay Equity Report** – Spaeth completed the Pay Equity Report. Spaeth received notification from the State of Minnesota that we are in compliance.

**Bobcat Skid Steer Purchase/Trade-in** – The City of Halstad received a quote from Swanston Equipment for the purchase of a new Bobcat skid steer and trade-in of our current Bobcat skid steer. The purchase price after

trade-in will be \$5,000. Peter Jacobson made a motion to approve the purchase/trade-in of the Bobcat Skid Steer as presented, seconded by Brandon Mickelson, unanimous vote, motion carried.

**Other -**

Upcoming events- Halstad Fire Department Mixed Stag 03.01.2025

Donna Scholl moved and seconded by Peter Jacobson to adjourn the meeting at 6:46 pm, vote unanimous, motion carried.

The next Regular meeting of the City Council will be on Monday, March 10, 2025, at 5:15 pm.

---

Alli Tice / City Clerk-Treasurer