

February 9, 2026
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 9, 2026, at 5:15 p.m.

Mayor Darin Johnson called the regular meeting to order at 5:21 p.m.

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

Additions to Agenda – Add Resolution 2026-02-09C to letter G under new business. Motion to approve agenda by Brandon Mickelson, seconded by Donna Scholl, unanimous vote, motion carried.

Approval of January 12, 2026 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

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

- A. Monthly claims for January 2026
- B. General checking bank reconciliation for January 2026

Wimmer and Sunrise Report- There are two new renters at the Sunrise Apartments and one new renter at the Wimmer Homes. Grove Mechanical had to fix a leak in the boiler system at the Sunrise Apartments. The Sunrise elevator quit working. It needs a new solid-state starter which is estimated at \$6,850. There are other elevator updates that need to be completed per the Minnesota State Code that would cost roughly \$85,000. The eviction proceedings for a Wimmer Home tenant are complete. Their personal belongings need to be held for 28 days.

Utilities Report – The generators were idled in January to make sure they were ready to go online incase MISO needed us to run them. We need to add a few items to the website for distributed energy interconnection processes. Star Energy assists with the interconnection process with their NOVA Portal. Brady Martz will be starting the annual audit on March 9th. The audit will be conducted remotely this year. The WCRWD public hearing will be held on April 17th at 1:30 pm at the Clay County Courthouse. This is one of the final steps for the formation of the water district.

Unfinished Business:

Blighted and Dangerous Properties- Adam Killian has not complied with the nuisance abatement. The property needs to be cleaned up by the end of February. Clerk Tice will contact City Attorney Stephen Larson to see what the next steps are for the abatement of the nuisance.

Landmark- (Halstad School and Property) – We are able to apply for USDA Community Facilities Direct Loan & Grant Program funding for the local share of the FEMA Safe Room project. A soft application has been completed and will be submitted to USDA. Lucas Spaeth has been communicating with Artekta to come up with a budget for planning and design for the FEMA Safe Room. Spaeth also requested that some of the NWRDC energy audit grant can be used for energy planning for the FEMA Safe Room. A T-Mobile grant application has been submitted for a new gymnasium floor in the amount of \$50,000. There was a roof leak due to snow melt in the community room and one of the ceiling tiles came down.

RFP for Redevelopment – The deadline was extended.

Regional Water Project – financing update – We are still looking at Public Facilities Authority funding options. There will be a meeting with ECRWD on February 17th to discuss the water access charge. This charge is in addition to the project costs for construction of the water line to Halstad. The water access charge is the fee for the water line and treatment needed to provide the requested water capacity for Halstad. As other cities request to be a

part of the water district, Halstad will receive money back for the other cities' portion of the water line construction or through rate stabilization. The exact loan and grant dollars are unknown until the funding is approved by the state.

Solar on Public Buildings – update – We received an agreement for engineering services from Energy Management Solutions to help facilitate the MN Solar on Public Buildings grants that we received for 7 locations. The engineering services agreement is \$7,500 for each site. Motion was made by Peter Jacobson, seconded by Donna Scholl, to approve the Energy Management Solutions engineering agreement for \$7,500 for each of the 7 sites, unanimous vote, motion carried.

New Business:

Wimmer/Sunrise Lease updates – Michael Studer with Serkland Law Firm reviewed our current lease during the eviction process. We are also proposing roughly a 5% increase to rent for both the Sunrise and Wimmer Homes. Donna Scholl motioned, Peter Jacobson seconded, to approve the lease updates and rent increases, unanimous vote, motion carried.

Fire/Rescue Landing Zone – Todd Westcott talked to the council about having an area for a landing zone for life flight. They usually land on the baseball field grass in the summer but have been using the highway during the winter. Todd will check to see what the requirements are for a landing zone for life flight. Westcott reached out to Sanford but has not been contacted back.

Bobcat Skid Steer Purchase/Trade-in – Motion was made by Brandon Mickelson to approve the \$5,000 purchase/trade-in estimate from Swanston Equipment for a 2026 Bobcat Skid Steer, seconded by Peter Jacobson, unanimous vote, motion carried.

Resolution 2026-02-09A-Adopting the SCDP Policies & Plans – DEED requires the adoption of policies and plans pertaining to the funding received for the Halstad Water Project. A Fair Housing Plan, Prohibition of Excessive Force Policy, Certification of a Drug-Free Workplace, Residential Anti-displacement and Relocation Assistance Plan, SCDP Income Reuse Plan and Section 3 Plan were reviewed by the council. Motion by Brandon Mickelson to approve resolution 2026-02-09A – a resolution adopting the SCDP policies & plans in accordance with the Halstad Water Infrastructure Improvement Project, seconded by Peter Jacobson, unanimous vote, motion carried.

Resolution 2026-02-09B-Approving Environmental Review & Categorical Exclusion – DEED requires an environmental review pertaining to the Halstad Water Infrastructure Improvement Project. The Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 and Certificate of Categorical Exclusion were reviewed by the council. Peter Jacobson made a motion to approved resolution 2026-02-09B – a resolution approving the environmental review and certificate of categorical exclusion for the Halstad Water Infrastructure Improvement project as presented, Donna Scholl seconded, unanimous vote, motion carried.

Review-Finding of No Significant Impact & Notice of Intent to Request Release of Funds – The council reviewed the combined notice. Motion Brandon Mickelson, seconded by Peter Jacobson, to approve the Finding of No Significant Impact & Notice of Intent to Request Release of Funds, unanimous vote, motion carried.

Resolution 2026-02-09C-Authorizing Application for Grant Navigator Support for the City – League of Minnesota Cities provides grants up to \$5,000 per city to use with industry partners to ease the process of identifying potential grant funds for city projects. Peter Jacobson moved to approve resolution 2026-02-09C, Brandon Mickelson seconded, unanimous vote, motion carried.

Upcoming events- Halstad Fire Department Mixed Stag 03.07.2026

Donna Scholl moved and seconded by Peter Jacobson to adjourn the meeting at 6:35 pm, vote unanimous, motion carried.

The next Regular meeting of the City Council will be on Monday, March 9, 2026, at 5:15 pm.