October 12, 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 October 12, 2026, at 5:15 p.m.

Mayor Darin Johnson called the regular meeting to order at 5:17 p.m.

The following council members were present: Mayor Darin Johnson, Brandon Mickelson, Peter Jacobson, & Gaylord Christianson. Absent: Donna Scholl. Others in attendance: Heather & Lee Langei, Wayne Tenneson, Jay DeLong, Lucas Spaeth, Utilities Superintendent, and City Clerk/Treasurer Alli Tice (via Zoom).

Additions to Agenda and Approval – Add Zoning Permit – Wayne Tenneson to letter I under new business. Motion to approve agenda by Brandon Mickelson, seconded by Gaylord Christianson, unanimous vote, motion carried.

Approval of September 14, 2026 Regular Meeting Minutes - Motion to approve minutes as presented by Peter Jacobson, seconded by Gaylord Christianson, unanimous vote, motion carried.

Public Forum and Correspondence- No comments or correspondence.

Consent Agenda
Gaylord Christianson 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 September 2026
B. General checking bank reconciliation for September 2026
C. Temporary Liquor Permit for 11.21.2026 for Fire Relief at Landmark
D. Temporary Liquor Permit for 12.12.2026 for Fire Relief at LRC

Wimmer and Sunrise Report- The starter got installed on the Sunrise elevator. There was a power failure on the elevator, but it is working again. The nightly rentals are busy for the harvest season. Wimmer #4 is roughed in for updated electrical wiring. We will try to seal it up before it gets too cold. The washer and dryers at the Sunrise are all working again after some repairs. They are roughly 15 years old so we will have to look at replacements.
Utilities Report – The Minnesota GreenStep Cities program was approved for voluntary participation in August. We are currently at step 1 and will complete step 2 soon. We did not get the SPARK grant that included some electrical improvements and battery storage. We ran the generators on September 29th and everything ran well. We had two MISO events where generation was a possibility, but we never had to run the generators for the MISO events. The water meter vault will be built on the tree row land north of 1st Street East which has a 140 foot setback through Norman County. We need to talk to the township about annexation.

Unfinished Business:
Blighted and Dangerous Properties- Adam Killian did not meet the September 30, 2026 deadline to remove all the junk, refuse, debris, scrap materials, discarded materials, and all motor vehicles from his property. Motion was made by Peter Jacobson to allow Stephen Larson to proceed with filing a motion with the court to allow the city to clean up the property, seconded by Brandon Mickelson, unanimous vote, motion carried.
Landmark- (Halstad School and Property) – We have some roof leaks on the north side of the building between the stage and the old gym. We will need to look at patching the holes.
RFP for Redevelopment – The deadline was extended.
Solar on Public Buildings – update – We need to remind the contractors of the year end deadline. There was a mistake in the pre-drilled holes on the panels and metal racking, and the holes do not line up. The contractors are waiting to hear what to do from the manufacturer.
Plow Truck Repairs/Replacement-update – We purchased two plow trucks from the MNDOT. They are ready to be picked up in Detroit Lakes.

2027 Preliminary Budget Review – The council will review the 2027 preliminary budget for future meetings before the final budget approval in December.

New Business:

Landmark Rental for Rustic Rentals & Custom Creations – Heather and Lee Langei presented their plans to the council about renting the former cafeteria to use as a showroom for their rental items. They shared their idea to expand their business in the future and rent two of the northeast classrooms for woodworking and welding shops. They would like to add a bathroom in the cafeteria as well as adding a heat source, a partition wall and painting the room. The cafeteria is roughly 2,590 square feet and we have been charging $2.50/square feet for other rentals. The council discussed using a graduated lease with a lower rent amount at the beginning and predetermined increases throughout the lease agreement. We would need to provide a water source for that room as well as an exclusive electric service for the leased area. The council would like something in the lease about the storage of items outside the building. Motion was made by Gaylord Christianson to rent the former cafeteria to Rustic Rentals and Custom Creations for 2 years at a $1.25/square foot, Peter Jacobson seconded, unanimous vote, motion carried.

Riverview Dairy Rental Agreement - Riverview would like to renew their lease for another 18 months with lease dates of July 1, 2026 to December 31, 2027. Brandon Mickelson moved to approve renewing the lease with Riverview Dairy for 18 months, seconded by Gaylord Christianson, unanimous vote, motion carried.

Landmark Rental for Sheet Metal JATC – additional space – The Sheet Metal JATC would like to rent the old gymnasium in addition to the space they are currently leasing. We would need to repair or replace the outside doors going into the old gymnasium. We would also need to build a wall in the hallway by the north bathrooms and by the 1905 building to partition off the hallway going to the old gymnasium so the hallway can be heated. The Sheet Metal JATC would add their own heat source in the old gymnasium and build a 2 story training area for their apprentices. The council would like to continue to discuss with the Sheet Metal Workers what needs to be done in order to rent the space.

Water Purchase Agreement with ECRWD – ECRWD has approved the agreement pending approval from the City of Halstad. The agreement includes buy in for capacity on their water lines and treatment plants for 150 gallons per minute. We received an email with an estimate on the potential PFA grant/loan amounts. We had originally been estimated to get $667,907 in grant funding and now PFA is estimating that we would get $1,907,792 in grant funds. The underwriting from PFA could take up to 6 months, so we won't know exact grant/loan numbers until then. A final review along with changing interest rates could cause the funding estimates to fluctuate. We need to make a decision on moving forward since the construction bids need to be awarded within 60 days of bid opening. After further discussion, the council would like to wait to approve the agreement until after the commission meeting on Friday, October 16th. A special meeting will be posted for Friday, October 16th at 5:15 pm.

Resolution 2026-10-12A-Authorizing Execution of Water Purchase Agreement – Tabled until the special meeting.

Resolution 2026-10-12B-Supporting Natural Gas - The council reviewed Resolution 2026-10-12B to approve supporting the capital budget request for consumer natural gas made to the Minnesota Management and Budget and authorizing Lucas Spaeth to serve as the representative for the City of Halstad for this project. Gaylord Christianson moved to approve Resolution 2026-10-12B, Peter Jacobson seconded, unanimous vote, motion carried.

Propane Prepay from Kotaco – The city can prepay for our propane for the fire hall, rescue squad, LRC, and Landmark at $1.59/gallon. After reviewing what was used last heating season, it was recommended to prepay 5,500 gallons at a $1.59 for a total of $8,745. Motion was made by Brandon Mickelson to approve prepaying for 5,500 gallons of propane at $1.59 through Kotaco, seconded by Gaylord Christianson, unanimous vote, motion carried.

Sale of Surplus Equipment – We are looking to sell our old snowplow truck, 2 dump trucks, a batwing mower, a John Deere 850 tractor, a diesel pump, skid steer tires and skid steer tracks. Motion was made by Peter Jacobson, seconded by Brandon Mickelson, to sell the surplus property as requested, unanimous vote, motion carried.

Zoning Permit – Wayne Tenneson – Wayne Tenneson submitted a zoning permit for a shed on his property. The council asked Tenneson about the placement of the shed on his lot. Gaylord Christianson moved to approve the zoning permit for Wayne Tenneson, Peter Jacobson seconded, unanimous vote, motion carried.

Other –

Upcoming events- Halloween Party 10.31.2026, Truth in Taxation 12.07.2026

Brandon Mickelson moved and seconded by Gaylord Christianson to adjourn the meeting at 6:58 pm, vote unanimous, motion carried.

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

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Alli Tice / City Clerk-Treasurer