

Dawson City Council Minutes
May 7th, 2024
5:30 pm

Councilpersons present: Charlie Prestholdt, JT Schacherer (via Teams), Vince Adelman, Jeff Olson, David Hansen and Jake Bothun. Others present: Mayor Randy Tensen, City Manager Jill Kemen, Public Works Supervisor Colin Lee, Wastewater Operator Nathan Grengs, City Attorney Rick Stulz, City Engineer Jeff Kuhn, Liquor Store Manager Emily Polzine, Jim Michels, Ben Bothun, Dave Hickey, Burt Faehn, Craig Esget, Liz Storlien, Duane Hastad, David Brown and Dhimant Patel.

Mayor Tensen called the meeting to order at 5:30 pm and everyone repeated the Pledge of Allegiance.

Councilman Hansen motioned to approve the agenda with an amendment to add Pay Estimate 1 to item D. Pay request 2. Second from Councilman Olson. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, Councilman Schacherer and Councilman Prestholdt. Voting against: None. Motion passed.

Councilman Olson motioned to consent agenda items April 16, 2024, Council Minutes and April financials and quarterly reports with a second from Councilman Prestholdt. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, Councilman Schacherer and Councilman Prestholdt. Voting against: None. Motion passed.

Liquor Store Proposal. David Brown and Dhimant Patel were present with their realtor, Ben Bothun, to address council regarding the liquor store potential sale to D's Liquors. Councilman Bothun addressed the proposal that was presented. The potential new owners have liquor store experience owning and operating 4 other liquor stores in Minnesota along with 2 convenient stores. Their proposal is \$130,000 plus liquor inventory. It is a contract for deed with payments of \$2,000 monthly for 18 months at 6% interest with balloon payment at the end. Mayor Tensen stated they are looking to do improvements right away and Councilman Hansen stated the intent of the new owners is to retain as many as possible from the current staff. Councilman Hansen said selling the liquor store takes the city out of competing with local businesses currently in the liquor sales. Councilman Olson asked if we would be open to other off-sale liquor license. Councilman Bothun stated the agreement is asking for a five-year exclusive license before opening it up to more off-sale establishments. Dhimant Patel stated they plan to be open on Sundays because state law allows the option. They also promise not to price gouge. Prices will be the same in Dawson as they are in Green Valley. David Brown shared that the exclusive license is one of the asks to help them get rooted into the community. When visiting Dawson, both Brown and Patel stopped in at the local establishments and visited with people. They drove all the streets in the community looking at the territory. The only reason to ask for these terms, Brown stated, was because they just expanded into Green Valley. Councilman Adelman asked for Emily Polzine's inputs and concerns. Polzine stated she is torn both ways and explained her positions. Councilman Prestholdt said two pieces of advice is current prices are high and display area is small. Brown and Patel explained about their loyalty program and specialty items they are able to bring in due to the volume of sales. Councilman Adelman asked about staff. Brown

is hoping to make a connection with the current staff. He did state sometimes when they get into a place with different work ethic, some staff weeds themselves out. After discussion concluded, Councilman Hansen made a motion to accept the proposal as presented by D's Liquor. With a second from Councilman Bothun. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Schacherer and Councilman Prestholdt. Voting against: Councilman Olson. Motion passed.

10 Minute Public Forum

Burt Faehn stated there was a 4- or 5-foot hose sticking up out of the boulevard. Public Works Supervisor, Colin Lee, stated he would go take a look at it tomorrow.

Public Works Superintendent Kurt Collin's Report reported by Public Works Supervisor, Colin Lee Lee stated chloride will be here on Thursday. Lac qui Parle County contractor will be applying on specific roads. Road grading will happen before the chloride is applied to prep the roads. Swimming pool has been drained and will work on cleaning out the leaves. Preston Schwegel brought students down to help with removing boards and blocks that were over the gutters. The spring/summer banners will be hung on Wednesday. Around May 20th, the Army Corp of Engineers are coming to inspect the dike house so there will be prep work to get ready before the inspection. Kemen added the open position for summer help closes May 10th. Kemen stated the guys are going to try to flush hydrants yet this month if time allows. Councilman Adelman asked if we are hiring one or two for summer help. Jeff Kuhn updated the project. Contractor is doing remove and replace concrete/warranty issues. Bituminous Paving will be coming in with patching doing smaller areas later in the week and carry over into Monday. Part of the project will be paved at a later date once final decisions are agreed to about some streets in question. Mayor Tensen asked about the corners on 5th Street if they were going to be straightened out. Kuhn stated they will not be included in this project, rather when 5th Street is completed. Councilman Prestholdt asked about the new development and when to expect curb, gutter, and pavement there. Railroad crossings were discussed. Councilman Hansen referenced Riverfest and making sure that things are cleaned up before the celebration. Discussion continued regarding punch list items and additional needs including plumbing and relining sewer in alley between 6th and 7th.

City Manager Jill Kemen's Report

EDA Minutes are provided in the packet for review. The final two applicants for the city manager job have withdrawn. Kemen reached back out to Employment Plus and a new search has begun. Filing for city council – three councilpersons' seats and one mayoral position will be up for elections. These are for a 4-year term. Filing is from 7/30/24-8/13/24 at the city office. Kemen thanked Ben Bothun to help facilitate the liquor store sale. Dennis Hullstrom has returned for another season as Campground Host.

Old Business

Jim Michels was present to address his main concern of the lack of sidewalks in areas around the school. Michels said he is referring to 3 blocks without sidewalks or lack of exists. He continued to point out other areas that he feels need to be addressed. After discussion Kemen will reach out to the property owner along Spruce Street to see about options. Michels was thanked for his concerns.

Information only, letter received that the wastewater final permit was approved.

Due to lack of completed project, Upper Minnesota Valley RDC requested Dawson file for an extension for our Small Cities Development Program. Motion to request a grant extension by Councilman Prestholdt with a second by Councilman Hansen. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

New Business

Permit to bring Chicken Connection Food Truck to Dawson was submitted. Motion to approve peddler's permit by Councilman Bothun with a second from Councilman Prestholdt. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

Lac qui Parle County Fair funding request brought to council. The fair is asking for a donation of \$2,500. On motion by Councilman Prestholdt with a second by Councilman Hansen to approve the request. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

Lac qui Parle County Assessor's Invoice was included with the packet. Kemen stated that there was no one in attendance at the property evaluation open book meeting held by County staff at City Hall. Motion to approve the invoice from Councilman Hansen with a second from Councilman Bothun. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

Pay request for project at the Water Treatment Plant for pay estimates 1 and 2. Motion to approve pay estimates by Councilman Olson with a second from Councilman Prestholdt. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

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Ordinances and Resolutions

The first and second readings for the ordinance amending intoxicating liquor provision and repeal of municipal liquor dispensary have taken place in May and June of 2023 when the business was put up for sale. The only change to this ordinance from those dates is to state there will be one off-sale license given at this time. This ordinance will take affect July 1, 2024 after the publishing in the Dawson Sentinel. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

Councilman Prestholdt asked what the final request amount for the Dawson Duplex grant was. Kemen stated it was just under \$1.2MM. Everything was submitted on April 26th.

Kemen stated the auditors will be at City Hall May 20th-22th.

Miscellaneous Announcements

The next city council meeting will be Tuesday, May 21st at 5:30 pm.

Hearing nothing else, on motion by Councilman Prestholdt with a second from Councilman Bothun to adjourn the meeting. Voting in favor Councilman Bothun, Councilman Hansen, Councilman Adelman, Councilman Olson, and Councilman Prestholdt. Voting against: None. Absent: Councilman Schacherer. Motion passed.

Meeting adjourned at 6:32 pm.

Jill Kemen, City Manager

Randy Tensen, Mayor