

## **Dawson City Council Minutes**

**April 4, 2017**

**5:00 p.m.**

The Dawson City Council met in regular session on Tuesday, April 4, 2017, at 5:00 p.m. in the City Council Chambers.

Councilpersons present: Steve Tufto, Jeff Olson, Dave Lien, and Al Tufto.

Councilpersons absent: Becky Bothun, Charlie Prestholdt

Others present: Mayor Randy Tensen, City Manager Tami Schuelke-Sampson, Maintenance Superintendent Brent Powers, Payroll/Utility Billing Clerk Jill Kemen, Dawson Sentinel Editor Dave Hickey, Liquor Store Manager Garney Jager, Head Librarian Deb Lanthier, LqP County Assessor Lori Schwendemann, and City Assessor Beth Westby.

Declaring a quorum, Mayor Tensen called the meeting to order and the group repeated the Pledge of Allegiance to the Flag.

Councilman Charlie Prestholdt entered the meeting at 5:05 PM.

Mayor Tensen asked for approval of the agenda with no changes. On motion by Councilman Lien seconded by Councilwoman Olson to approve the agenda with no changes. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries.

On motion by Councilman Olson seconded by Councilman S. Tufto to approve the Consent Agenda Items #4 and #16, Approval of the March 7th Council Meeting Minutes and the March Bills Paid. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries.

Mayor Tensen opened the 10 minute public forum. Hearing no comments, Mayor Tensen closed the public forum.

Lori Schwendemann, LqP County Assessor then took the floor to review the Board of Appeal and Equalization process. She presented numbers to the council to support their review of the City of Dawson tax increase. Dawson had 12 arm's length residential transaction sales between October 1, 2015 and September 30, 2016. With the Minnesota State Law requiring the median ratio to be between 90 – 105%, Dawson fell below the state law ratio with 86.4% Schwedemann said. Overall, Dawson is showing an increase in 2017 taxes of approximately 8% with historical, stately home seeing a higher increase in taxes driven by recent sales of such homes. Changes to her report were as follows:

1. Thomas Zaiser's property located at 259 4<sup>th</sup> street had a re-evaluation. After Westby reviewed the property, she stated that the upstairs to this home is unusable at the current time.

Also there was a decline in the overall condition of the home. The new recommendation was to lower the value to \$17,400. If improvements are made to said property, the value will go back up.

2. Breberg Properties located along Hwy 212 in Dawson also voiced concerned on their evaluation. Schwendemann stated after viewing the property and speaking with the owner, they helped him to better understand where the evaluation came from and he was satisfied with their answer. No change to evaluation was made to this property.

3. The stately home located at 1122 Pine Street was also re-evaluated. Lannie Ashling called to have this property reviewed. There is cosmetic work that needs to be done to the inside and shingles need to be replaced. Both Schwendemann and Westby felt that even though there were issues to address, the house with the increased tax value, is still well below the market of the historical homes in Dawson. No change in evaluation was made to this property.

4. The home and garage located at 1085 Walnut Street was reviewed with owner, Roger Seefeld. He showed the issue he was having with his garage floor cement cracking and unusable. The recommendation was to lower his value by \$700.

5. Gerald Gruwell's property at 229 2<sup>nd</sup> Street was a late addition to the list. Schwendemann and Westby were to stop by after they left the council meeting and re-evaluate the home. If there was a finding that needed to be changed, they would report back.

Satisfied with Schwendemann's report, Councilman Olson motioned to approve the recommendations as presented with a second by A. Tufto. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries.

Schwendemann then thanked the council for meeting with her and Beth Westby and appreciated their willingness to change the meeting time to accommodate their schedules.

Head Librarian, Deb Lanthier, introduced herself to the council and mayor. She was recently hired to run Dawson, Madison and Canby libraries. She said she is there to help in any way needed and if she doesn't know the answers she is willing to find them out. Originally from the area, she is happy to be back and see some familiar faces. She extended an invitation to the Dawson Public Library on Thursday, April 13, for an open house from 2:00 PM – 4:00 PM. Coffee and cookies will be served.

City Attorney, Rick Stulz, entered the council chambers at 5:15 PM.

Stulz then updated the council on the Riverview Estates project. This project will be moving forward and an investment group has given the go ahead with purchasing the remaining four lots from the EDA. Currently, they will purchase two lots with two homes being built and a duplex. There is available ground to erect 6 homes and 1 duplex. There has been quite a bit of interest generated with the building of single family cottage homes. The mayor commented that it will be very nice looking and Stulz added that all the homes built will have a similar look to them. The ground will be maintained by an association with minimal upkeep to the home owners and

renter. Farmers Mutual Telephone Company has also expressed interest in placing their fiber optics, free of charge, out to that area of Dawson. This would go in whether or not the owner or renter uses their service. It is much easier to install fiber optic lines before sprinkler systems are placed. City Manager, Schuelke-Sampson, is working on providing an estimate on what tar, curb and gutter would cost to add to the development area. The City will be maintaining the gravel road and having oil sprayed to curb the dust.

Upon previously reviewing the Liquor Committee minutes, Councilman Prestholdt ask Garney Jager, Liquor Store Manager, how the one less hour a day was received by the patrons. Jager said he has had no complaints. Councilman A. Tufto inquired about Sunday sales. Jager said there has been lots of talk and maybe Dawson could pick certain weekends to remain open on Sunday giving Riverfest as an example of one. Councilman Prestholdt said that what the neighboring cities do will also dictate what Dawson does. Jager said he is participating in the annual liquor convention and he is sure this will be a hot topic. Councilman A. Tufto then inquired about the discussion pertaining to the closure of the liquor store. His feeling is that this needs to be addressed. Councilman Lien said the Liquor Committee said they would bring up to council the new facts that was presented to them by Jager during the committee meeting. Stulz reiterated that his previous experience has been there has to be a public vote on the liquor store closing. Schuelke-Sampson stated that unless council rescinds the previous motion to wind down and put it to a vote, the vote would happen. Stulz advised that continuing to operate at a negative balance could effect Dawson's credit rating and bonding possibilities and the auditors point out the loss on the audit every year. Councilman S. Tufto felt the Liquor Store matter should have been placed on a first council meeting agenda of the month. He also felt further discussion should be done because the previous council's hand was forced and council had to act quickly so the council could have control over decisions made. Stulz said if the Liquor Store is closed, the property and building would be sold. The liquor store business itself would not be sold, it would be dissolved. Councilman Lien said that discussion has been continuing for a couple years on how to boost sales and advertising. Jager stated that a public hearing, in his opinion, was the only route to go, which needs to done as soon as possible. On a motion from Councilman Prestholdt with a second from Councilman Olson to hold a public hearing on May 2. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries. Councilman Lien feels there should be one presenter at the public hearing for the Liquor Store. Stulz will speak to the legality part of the hearing with Jager handling the rest.

Re-entering the meeting after reviewing the home owned by Gerald Gruwell. Schwendemann's new recommendation was to lower the value to \$18,300. There is currently no heat or usable facilities within this house. Hearing this new recommendation Councilman Olson motioned to approve the new value based on Schwendemann's report. A. Tufto seconded the motion. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries.

On a motion by Councilman Lien with a second by Councilman S. Tufto, to approve the Dawson VFW 5247 a liquor license renewal. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries

The Pioneerland Library System requested was presented. With a motion by Councilman Olson and a second by Councilman Lien to pay the budgeted item. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries

Upon reviewal of the Water/Wastewater Committee minutes it was discussed that the office staff have authority to forgive excess sewer usage one time per year per address to avoid the need of extra committee meetings. On a motion by Councilman Lien with a second by Councilman A. Tufto to solidify the committee's request. Voting in favor: S. Tufto, Olson, A. Tufto, Prestholdt and Lien; voting against: none; absent: Bothun. Motion carries

Enclosed in the council packets was the LqP EDA operations report for information only. No action required.

Maintenance Superintendent, Brent Powers' Report:

1. Lincoln Pipestone Rural Water is still very interested. Recently their staff member and an engineer were in Dawson to decide where to locate the meter and pump station. A contract is currently being reviewed by LPRW at the rate of \$2.10 per 1000/gallons. All construction cost to build the LPRW station will be at their expense. The Dawson Water/Wastewater Committee will soon meet with LPRW at the Burr location.  
Discussion.
2. The home previously standing at 712 Pine Street is now removed as well as the press box at the baseball field.
3. There was a breakdown at the Wastewater Plant to the clarifier collector chain. This was installed in 1983. Powers is currently working to fix this. He estimates the cost being somewhere between \$15,000 - \$25,000. He is meeting tonight at 6:00 PM with a company that can fix the problem.

City Manager Tami Schuelke-Sampson's report:

1. The schematic design for the library/armory apartments was included with the council packet. She is currently working with Kristi Fernholz from the RDC to apply for a 100% grant from the Historical Society. Additional inspections may, however, need to be completed to be included in the information submitted for the grant.
2. DSI has currently 9 residential housing projects under contract. Of this, 6 are completed. Currently there are 3 commercial projects under contract, 1 awaiting bids and 1 awaiting inspection. There was a grant adjustment request submitted to DEED today signed by Mayor Tensen. This is to expand the targeted area one block north and one block east of the current zone.
3. The new City of Dawson website has been launched. Available with this site is a subscription page to sign up for alerts. With this, the City has the ability to send these alerts via text message or email. New to the City of Dawson is PSN. Dawson will now be able to accept credit or debit card payments for utility bills, rentals, swimming pool, police fines, and campground fees at the City Office. A link to sign up for utility payments can be found on the new City website as well. With the fees associated with PSN, Schuelke-Sampson will report back to the council about this matter after three months.

Councilman Prestholdt informed the council about an article he read regarding grant funding of rural water/sewer projects diminishing. Councilman Olson stated that during the last street project the City of Dawson did not qualify for any grants.

On motion by Councilman Olson seconded by Councilman A. Tufto to adjourn the meeting. Motion carries and the meeting adjourned at 6:25 PM.

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Payroll/Utility Billing Clerk Jill Kemen

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Mayor Randy Tensen