

**City of Ottertail,
Public Hearings & Special Meeting
April 29, 2021
5:30 PM**

Council Members Present were: Mayor Ron Grobeck, Mike Windey, Janet Hill, Jill Carlson, and Judah Burlingame.

Staff Present were: Clerk-Administrator Elaine Hanson; Maintenance Coordinator Justin Lohse; Deputy Clerk Amanda Thorson.

Also Present were: Chad Koenen, Citizen's Advocate, official paper; Ardell Paulson.

Call to Order by Mayor Grobeck at 5:30 p.m. with the Pledge of Allegiance.

CUP Hearing. A public hearing was held for Ardell and Holly Paulson of Sebeka for a conditional use permit to build a storage building on their parcel prior to a permanent dwelling. Parcel ID 74000990781000, 110 Thalmann Road. The request was to build a 30' x 60' shop/storage garage with a 1000 gallon holding tank and RV drain leaving adequate space for a future home on the building site. Water will be accessed via a well that will be put in on their lot across Thalmann Road (111 Thalmann Road) of which they plan to build a permanent residence this year. When a dwelling is built on 110 Thalmann, a new well will be drilled and the line under the road will be abandoned. Council reviewed the staff report provided with 3 possible actions. 1) Approve the CUP as is- with no conditions. The applicant has followed the ordinances of Chapters 151.02 Classifications and Uses; 151.029 (B) Standards; and 151.032 General Requirements, meeting all setbacks, and location for proposed building with detailed plans for future building, water line boring under the road for service to and required septic system. 2) Approve the CUP meeting conditions of ordinances listed above along with conditions that other required permits and fees are paid prior to beginning construction and all haring have been completed to be eligible for Tax Abatement program. 3) Deny the CUP for more information. Staff recommends Council approve #2.

Tax Abatement Hearing. An application was made by Ardell and Holly Paulson for tax abatement in conjunction with the Otter Tail County Housing Big Build Tax Abatement program and the City's Building Big mirrored program for up to \$10,000 or 5 years whichever comes first for a home they will be building in 2021 on 111 Thalmann Road. This public hearing is a requirement of that application. The County will hold their own hearing.

With no other discussion, a motion was made by Burlingame and second by Carlson to close the hearings. Motion carried.

Mayor Grobeck opened the Special meeting.

Paulson CUP: A motion was made by Burlingame and second by Hill to approve Resolution 2021-20 Approving the CUP as recommended by staff, #2 Approve the CUP meeting conditions of ordinances listed above along with conditions that other required permits and fees are paid prior to beginning construction and all haring have been completed to be eligible for Tax Abatement program. All voted in favor, carried.

Tax Abatement: A motion was made by Carlson and second by Hill to approve Resolution 2021-21 Approving the Property Tax Abatement for the City's Building Big program for up to \$5,000 or 5 years in tax abatement for the Paulson's property at 111 Thalmann Road. All voted in favor, carried.

Wohler's Trail: Hanson reported on a conversation had with Bernie Steeves, organizer of donations for the trail. It appears that an impression had been made that the City would be expected to provide monetary consideration for the trail. This had not been what was proposed when beginning this project, that 100% of the project would be funded by donations. There has been no money provided to the trail costs other than what was received from KLN, Kenneth & Kim Nelson and the Espeland Foundation of \$15,000 which did not cover the engineering leaving the city about \$14,500 in the red. Mayor Grobeck wants to put a resolution together to call for bids at the May 20th meeting with the City able to reject any and all bids. Hanson will check with Bob Schlieman from Apex to get a resolution together.

April 29, 2021

Happy Acres 2nd Addition: Discussed the timeline for getting this plat completed. A new hearing will need to be called when more information has been received from Attorney Sam Felix and Compass Consultants on getting the amended re-plat done which will not include Lynette Kinsman, but will include the last three lots purchased. The small lot will need to be deeded over to the UM Church before doing the plat. DNR Hydrologist, Julie Aadland said there will be a “no comment” on the two lots that will be slightly less than the 40,000 for new plats.

Landscaping: As it turned out, the landscaper that was chosen at the last meeting does not have insurance and so cannot be used. Lohse has received one bid from Precision and is waiting on Outdoor Renovations. There still be no planting. Council agreed that maybe just potted plants would require much less maintenance. Lohse can approve the lowest quote.

Water System Disfunction: Council took this opportunity to discuss what happened on May 24th to the water system when the water tower did not fill, and people did not have water. Options were discussed on how to notify water users using the Smart911, Facebook and any other means to our disposal. An alarm for the altitude valve will be researched to get some options. A letter will be sent out to users to explain what happened and what the City is doing to avert this unfortunate incident in the future. The system is 20 years old and some changes will need to be made. Information will be coming from Apex our engineering firm.

Water Rates: Increase in water rates will be tabled at this time.

Justin Mattson well request: As per the Water Ordinance, a written request must be made by the requestor for a well in the city if within 400’ of the main. The lot that Mr. Mattson would like to put the well is within 400’ but at this time to connect is not feasible because of the location of the main. A motion was made by Windey and second by Carlson to allow the well with the exception that if it becomes feasible in the future, Mattson will be required to hook-up to the City system. All voted in favor, carried.

With no other items to be discussed, a motion to adjourn was made by Hill and second by Burlingame. All voted in favor, carried. Adjourned at 6:30 p.m.

Respectfully submitted,

s/s _____
Elaine Hanson, Clerk-Administrator

s/s _____
Ron Grobeck, Mayor