

**City of Ottertail
Special Meeting
City Hall, March 31, 4:30 PM**

Council Members Present: Mayor Ron Grobeck, Mike Windey, Jill Carlson, Elizabeth Augustus, and Jerry Martin

Staff Present: Amanda Thorson, Clerk-Treasurer; Patty Hensel, Deputy Clerk; and Justin Lohse, Maintenance Coordinator

Other's Present: Chad Hutmacher, Chad Bormann; Hammer's Construction, Chris Hutmacher, Tyler Rupe, and Tommy Merickel

SPECIAL MEETING

PURCHASE AGREEMENT FOR OTTERTAIL FAMILY AND RECREATION Mayor Grobeck opened the special meeting at 4:30 PM with the Pledge of Allegiance.

Clerk Thorson presented Resolution 2025-08 – Authorizing the Sale of Real Estate by the City of Ottertail. The resolution initially included three lots off Arvilla Dr and one lot off Maple Ave S, reflecting the most recent direction from Council.

Following the March regular meeting, the Ottertail Family Center requested that a surveyed portion of land north of the Maple Avenue South lot also be included in the purchase agreement. Clerk Thorson expressed concerns about including this additional land, noting potential complications involving variances, conditional use permits, and rezoning requirements.

Council Member Martin voiced concerns about the proposed layout, specifically placing two daycare duplexes on the Maple Avenue South lot, which would not be consistent with neighboring single-family properties. He also questioned the need for additional daycare, citing current openings in existing in-home daycare facilities.

Citizen Tommy Merickel addressed Council Member Martins concerns, stating the non-profit cannot move forward nor will they spend any more money until the purchase of the lots has been secured. Mr. Merickel assured the council that once the purchase is finalized, the non-profit group is willing to work within the ordinances of the city. Clerk Thorson informed Ottertail City Council that if they would like to include the surveyed portion of land in the purchase agreement and resolution, it can be amended prior to approval.

Clerk Thorson reiterated her concerns also about the proposed layout of both duplex day care units being built off Maple Ave S. With several land-use issues with the proposal Clerk Thorson noted that placing both duplex units on a single lot could result in a denser appearance inconsistent with the surrounding neighborhood.

Motion by Council Member Carlson to amend Resolution 2025-08 – Authorizing the Sale of Real Estate to include the surveyed parcel North of Maple Ave S. and to also include that the construction of a multi-use recreational facility and daycare units serves as a public need and is in the best interested of city residents, the Ottertail City Council also believes selling this property will promote the general welfare, growth and development of the community. Motion was seconded by Council Member Augustus, all voted in favor.

Council Member Augustus made a motion to allow Mayor Grobeck and Clerk Thorson to sign the amended purchase agreement with the additional 183' North of the Maple Ave S lot, seconded by Council Member Windey, all voted in favor.

Motion made by Martin, and seconded by Carlson to close the meeting at 5:25 PM

Respectfully,

s/s
Amanda Thorson
Clerk-Treasurer

s/s
Ronald Grobeck
Mayor