

Dassel, MN

Regular City Council Meeting

Minutes

Tuesday, February 20, 2024 at 7:00 pm

1. Call to Order

Minutes:

Meeting called to order by Mayor Lalone at 7:01 pm.

a. Pledge of Allegiance

Minutes:

Pledge led by Mayor Lalone.

b. Roll Call

Council members Landrus, Sombke, Thurn & Mayor Lalone

2. Approval of Minutes - January 16, 2024 Special & Regular Meetings and January 22, 2024 Special Meeting

Minutes:

Motion by Sombke, seconded by Thurn to approve the minutes a presented. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

3. Public Hearing(s)

4. Open Forum

a. Wale Bonjoko, Red Rooster Foods Owner

Minutes:

Wale Banjoko, owner Red Rooster Foods spoke about the impacts of Dollar Stores in Dassel. Banjoko stated they push out retailers and worries his investment will be in jeopardy. Red Rooster foods provides jobs within the community, they currently have 12 employees and are concerned about Dollar General's purchasing power and the affects if will have on the store. Banjoko reminded council that monies from Red Rooster Foods stays local and monies from Dollar General go to Tennessee.

Clinton Scherping questioned if there are any application for a building permit. Scherping named several other businesses that ABDO Marketplace deals with besides Dollar General. He also questioned if the property had been zoned commercial under the Comp Plan.

Jerry Irwin stated not approving the rezoning might result in a lawsuit and the Council should be promoting new business for Dassel.

Brock Hastings stated they go to Red Rooster Foods daily for their fresh foods that they cannot get at Dollar General and believes that Dollar General being in town will impact the prices at the grocery store.

Patty Fasching is not in support of Dollar General coming to town.

Wale Banjoko submitted a petition with approximately 400 signatures opposing Dollar General coming to Dassel. He explained that reward points from Red Rooster Foods can

be donated to the local food shelf.

Jonathan Becker stated they will support Red Rooster Foods before supporting a chain store.

Paul Haekenkamp owner of several Dassel properties stated the parcel should be commercial and it's not council's job to decide what business is constructed on the property. People will continue to support Red Rooster Foods . Haekenkamp also stated the property taxes stay in Meeker County.

Marlene Blunt expressed concern about the amount of fill required to develop the property at 811 Parker Ave.

Brian Bondhus commented that the Dollar General in Cokato isn't open a lot because they can't get employees to work. Bondhus questioned the staffing changes the City is looking at in the Clerk's office, and expressed concern at the number of Public Works staff.

Paul Abdo, ABDO Marketplace, rezoning applicant stated the purchase agreement for 811 Parker Ave is contingent on the rezoning. They intend to do a commercial development and have had multiple requests in Dassel. Council member Gaertner questioned their intent for development. Mayor Lalone asked ABDO if they would be comfortable constructing a business knowing the public is opposed to it.

Patty Fasching asked what would happen to the wildlife in that area once it was developed and stated she is opposed to Dollar General.

Clinton Scherping urged everyone to attend the next Planning & Zoning meeting.

5. Additions or Omissions to Agenda

Minutes:

Motion by Landrus, seconded by Gaertner to accept the agenda as presented. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

6. Consent Agenda

Minutes:

Motion by Sombke, seconded by Thurn to accept the consent agenda items a & b as presented.

Motion carried.

Vote results:

Ayes: 5 / Nays: 0

a. Payment of Claims \$699,856.19

b. Appoint Isaac Nelson to Planning & Zoning Commission

7. Council & Committee Reports

a. Fire Advisory Board - January 31, 2024 draft meeting minutes

Minutes:

Clerk Boese explained the 2025 Fire Fund budget will be discussed and approved at the upcoming Board meeting on February 28, 2024.

b. Planning & Zoning Commission - January 22, 2024 and February 12, 2024 draft meeting minutes

Minutes:

The Council reviewed the Planning Commission draft minutes.

c. Planning & Zoning Commission rezoning request, 811 Parker Ave - recommendation**Minutes:**

Motion by Landrus to adopt the Rezoning Ordinance 01-2024 as recommended by the Planning & Zoning Commission, seconded by Sombke. Council member Thurn wanted more time to and Lalone recommended a 60-day extension. Motion carried with Lalone and Thurn voting no.

Vote results:

Ayes: 3 / Nays: 2

8. Staff Reports**a. Museum Director****Minutes:**

Director Holje reviewed her monthly report. They are planning some landscaping under murals and west side of building, need better lighting in the event center, more archive space, need little theatre area, and a new projector.

Upcoming events include: Intro to The Crucible, Sat. March 9, 10 am & The Crucible March 15-17 and March 22-24.

DAHS President David Floren resigned and was replaced by Ron Hungerford.

b. Liquor Store Manager**Minutes:**

Manager Vetsch reported \$78,902.39 gross sales which is 6% less than last year. Sales are being affected by dry January. Starting new promotions, 10% off for the month of February and advertising more on social media.

c. Fire Chief**Minutes:**

Chief Johnson reported 41 calls in January, 15 in Dassel. At the yearly meeting it was decided to purchase a RIT (Rapid Intervention Team) pack kit, cost of it is \$7000.00. They are requesting the city pay 1/2 the cost. Clerk Boese recommended that public safety monies be used. The city received these funds in 2023. Motion by Lalone, seconded by Landrus to approve spending public safety monies for the purchase of the Rapid Intervention Team pack kit. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

d. Public Works Director**Minutes:**

Public Works Director Moy reviewed his monthly report.

e. City Engineer

Minutes:

Mitchell Lease, Bolton & Menk engineer, reported on the upcoming MnDOT Hwy 12 project. He reviewed the Cooperative Construction Agreement with MnDOT which shows an estimated cost to the City of \$15,228.00.

The plans and specifications for the 2024 parking lot and sidewalk improvements project are ready to move forward to the next phase. These will consist of the reconstruction of the Dassel Liquor Store parking lot, City Hall parking lot, and the Public Works parking lot along with the sidewalk reconstruction on 3rd St from Atlantic Ave to Parker Ave W (TH 12).

Motion by Gaertner, seconded by Thurn to proceed with the 2024 Parking Lot and Sidewalk Improvement Project as presented. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

f. City Clerk / Treasurer**Minutes:**

Clerk Boese reviewed the upcoming meeting and events. She recommended scheduling an EDA meeting with the County EDA Director and Lakeview Ranch property owner to discuss development opportunity and a meeting with the Library Committee to discuss library expansion options. Boese reported the Red Rooster Edward Jones funds have been received. This account will be added to the February financial report.

There is a Cannabis committee meeting scheduled February 26th at 10:00 am. at City Hall if any members of the public would like to participate. The Council will hold a special meeting February 27th at 5:30 pm and the EDA meeting will follow at 6:30 pm.

Motion by Lalone, seconded by Gaertner to hire Andrea Juneau for the Part-time Administrative Assistant/Utility Billing Clerk position pending completion of background check. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

g. City Attorney**Minutes:**

Attorney Greenley reviewed the opioid settlement documents and recommended the city not file for funds based on the State's distribution plan to counties.

He reviewed the changes he's recommending to the ProWorks lease agreement. There was discussion as to whether Cannabis should be added to section 5 of the agreement.

Greenley will review that section of the lease. Additional information will be presented next month.

h. Sheriff's Department**Minutes:**

Deputy Bonnicks reported there were 68 calls for service in the month of January.

9. Business Items**10. Adjourn**

Minutes:

Motion by Landrus, seconded by Sombke to adjourn the meeting at 9:23 pm. Motion carried.

Vote results:

Ayes: 5 / Nays: 0

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