

## **City of Dexter Minutes July 10, 2023**

The regular meeting of the Dexter City Council was held on Monday, July 10, 2023 at 7:00 p.m. at the Dexter city hall. Council members present: Mayor Justin Forthun and council members Casey Erwin, Tim Taylor and Diane O'Connor. Christian Padilla absent. Others present: Matt Rahlf, Dave and Amy Sheely, Dean and Julie Panessa, Craig Popenhagen, Gary Schroeder and Natalie Carroll

Mayor Forthun brought the meeting to order at 7:00 p.m.

Dave and Amy Sheely were at the meeting to obtain a building permit to cement a driveway. The Sheely's were given permission to begin the project prior to the meeting, however, there was some discrepancy on the East property line and Mayor Forthun recommend that Sheely's obtain a boundary survey to determine where their property line was. Sheely's agreed to get a survey. Motion by Erwin and second by O'Connor to approve the building permit pending results of the survey. All yeas. Motion carried.

Dean Panessa was at the meeting. He is the neighboring property owner to the East of Sheely's. Panessa asked for an easement to his rear yard from the Sheely's property. Panessa was told that the city does not get involved with personal property line issues and would have to seek that from the Sheely's.

Matt Rahlf asked council for permission to allow a second camper to be parked for an extended amount of time at his mobile home park. The Dexter zoning ordinance does not allow for temporary dwelling on a lot or parcel for over a period of two weeks. Rahlf has asked permission for this in the past which has been approved by the council. Motion by Erwin and second by Taylor to allow for the one additional camper to remain on Lot A of the mobile home park until June 5, 2024, which is also the same time period the camper in Lot B has to stay. All yeas. Motion carried.

Rahlf requested a parcel split of his acreage located west of the mobile home park. Rahlf explained that he would like to add one row (up to 10 sites) of mobile homes just to the west of the existing mobile homes. The new parcels would be 1.97 acres and 4.83 acres in size. Rahlf said he would then consider using the larger parcel to put in "sellable lots" with single family homes on them. Rahlf also said he would still put in a storm shelter and a recreational site within the 1.97 acres. The council highly favored this proposal over the previous request to develop the entire original parcel into a mobile home park. Motion by Erwin and second by O'Connor to allow for the parcel split of Parcel #23.007.0101. All yeas. Motion carried. Rahlf will need to provide a legal description and drawing of the parcel splits.

Council discussed rezoning the new 1.97-acre parcel to a R-3 (multi-family) zoning district to allow for the expansion of a mobile home park along with changing the zoning of the original mobile home park from and R-1 to an R-3 district. Motion by O'Connor and second by Erwin to call for a public hearing on Monday, August 7<sup>th</sup> at 6:30 pm to consider the rezoning of Parcel #23.007.0100 from an R-1 to an R-3 district and to also rezone the newly split parcel of 1.97 acres (# to be determined) from the existing R-1 to and R-3 district. All yeas. Motion carried.

Craig Popenhagen with CliftonLarsonAllen presented council with the 2022 audit report. Popenhagen reported that the city was in good financial standings. Motion by O'Connor and second by Taylor to accept the report. All yeas. Motion carried.

Motion by Erwin and second by Taylor to approve the July bills and to accept the June financial statements and minutes as presented. All yeas. Motion carried.

Council reviewed delinquent water bills. Motion by O'Connor and second by Taylor to authorize the clerk to send shut off notices to the following accounts: Krista Decook and Nick Naatz. All yeas. Motion carried.

Motion by O'Connor and second by Taylor to approve a donation in the amount of \$3,294.55 to the Dexter Fire Department. This is the amount the city received from selling the old pumper and equipment at auction. Erwin abstained. Motion carried.

Motion by Taylor and second by Erwin to re-donate a \$1000 donation that was given to the city of Dexter by Wapsi, to the Dexter Community Club. All yeas. Motion carried.

Council discussed the pavilion project. Motion by Erwin and second by Taylor to authorize a payment of \$6,000.00 to the contractor and to withhold the remaining amount until project is completed and a list of items are addressed. All yeas. Motion carried. Forthun will speak with the contractor.

Council discussed properties in town that were in violation of the Weeds and Grasses Ordinance and failed to come into compliance. Per city ordinance, city staff had mowed the properties on June 21<sup>st</sup>, 2023. Motion by Erwin and second by Taylor to invoice the following properties for mowing: Tim Gordon \$200.00; Greg Chapek \$100.00; Gary Keim \$200.00. All yeas. Motion carried.

Motion by O'Connor and second by Erwin to approve a building permit application submitted by Tim Taylor to add an addition onto the rear of his home. Taylor abstained. Motion carried.

Motion by Erwin and second by O'Connor to approve a building permit application submitted by Josh Priegnitz to install an accessory building in the rear of his yard. All yeas. Motion carried.

Forthun informed council he had meet with Mike Bustad in regards to a drainage issue on North Pine Street. Council will look into this further with possible work to be done next year.

Forthun informed council that he had a request from Dallas Shawback to ask council to cost share the construction of extending South Street to lots owned by both Shawback and Tucker. Shawback made a request previously to which the council approved a 30% city cost share. At that time Shawback said he wasn't interested in extending the street unless the city would pay more of the cost. Forthun told council that Shawback has someone that is interested in building a new home on one of his lots. Forthun also said that contractors estimate to put the street in was roughly \$25,000-\$26,000. Motion by O'Connor and second by Erwin to approve a city cost share of 30% to put the street in. Second by Erwin. Taylor Nay. Motion carried. Property owners' portion of the cost to be paid up front prior to construction beginning. Clerk will send letters to the property owners.

Motion by Taylor and second by Erwin to adjourn the meeting. All yeas. Motion carried.

Meeting adjourned.

Natalie Carroll  
Clerk