

# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

*Best Little Town By A "Dam Site"*



Box 362

Morristown, MN 55052

(507) 685-2302

## MORRISTOWN ECONOMIC DEVELOPMENT AUTHORITY QUARTERLY MEETING MINUTES MONDAY, JANUARY 4, 2021

**Present:** Chairman Steve Nordmeier (SN), Chuck Larsen (CL), Kurt Wolf (KW), Tim Flaten (TF), City Administrator Michael Mueller (MM), City Clerk/Treasurer Lisa Duban (LD)

### **Call to Order:**

The EDA Committee meeting was called to order by Chairman Steve Nordmeier, on Monday, January 4, 2021 at 6:10 p.m., in the City Council Chambers, at 402 Division Street South.

### **Additions/Corrections to Agenda:**

None.

### **Additions/Corrections to Minutes:**

Motion by TF, seconded by CL, and was carried unanimously to approve the October 5, 2020 meeting minutes.

### **Citizens Comments, Questions or Suggestions:**

None.

### **Old/Unfinished Business:**

A. Dollar General Update - Mylers have been signed. MM is working with the county surveyor, recorder and property tax director to finalize the project.

B. Housing Discussion – MM noted five vacant lots along Thruen Street West and Sidney Street West were donated to Habitat for Humanity (HH) in 2011 and have been sitting vacant since. The EDA discussed wanting to see these lots developed and is considering purchasing them. MM had contacted a representative from HH. The representative noted that they attempted to sell these lots a couple of years ago for \$20,000 with no success. MM asked HH what the lowest price they would accept for the lots and they stated it would be up to the HH board. The taxes on these lots are approximately \$280/year/lot and starting in 2021 there may be a \$15/month/lot maintenance fee for the availability of water and sewer. The EDA discussed possibly purchasing the lots and offering them for free to homeowners and require that they build homes in a certain amount of time. This would increase the cities population and the collectable property tax. Motion by TF, seconded by CL, and was carried unanimously for MM to offer HH \$1,000/lot for 5 lots totaling \$5,000 which would be paid out of EDA funds.

C. New Development – MM noted that he had not yet complete the feasibility report. He had made contact with one contractor to see about getting an estimate on building homes on vacant

lots that the city could sell. He does not have any concrete numbers yet but will continue to research and contact additional developers. TF noted that the Water and Sewer Access fees had been reduced in 2020 to entice development. The EDA was unsure if the council had approved the reduction. MM was asked to find out how much Leon & Shirley Dahle paid for water and sewer hook ups in 2020.

**New Business:**

TF asked MM to research companies that could market the City of Morristown to find a gas station willing to locate along highway 60. TF noted that there are no places for semi-trucks to stop between Wanamingo to Mankato. The City could potentially offer tax credits to business interested in building in Morristown.

**Adjournment:** Motion by TF, seconded by CL, and was carried unanimously to adjourn at 6:47 p.m.

**Next Scheduled Quarterly Meeting:**

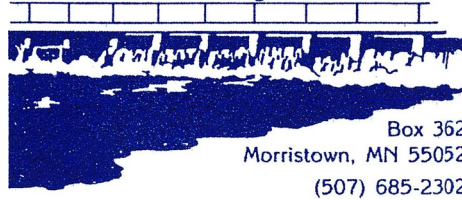
Monday, April 5, 2021 at 6:00 p.m

Minutes by Secretary Chuck Larsen  
Transcribed by Lisa Duban, City Clerk

# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

*Best Little Town By A "Dam Site"*



Box 362

Morristown, MN 55052

(507) 685-2302

## **MORRISTOWN ECONOMIC DEVELOPMENT AUTHORITY SPECIAL MEETING MINUTES MONDAY, MARCH 1, 2021**

**Present:** Chuck Larsen, Kurt Wolf, Loren Dahle

**Absent:** Chairman Steve Nordmeier, Tim Flaten

**Other Present:** City Administrator Michael Mueller

### **Call to Order:**

The EDA Committee meeting was called to order by Chuck Larson, on Monday, March 1, 2021 at 6:00 p.m., in the City Council Chambers, at 402 Division Street South.

### **Additions/Corrections to Agenda:**

None.

### **Additions/Corrections to Minutes:**

Motion by Loren Dahle, seconded by Kurt Wolf and was carried unanimously to approve the January 4, 2021 meeting minutes.

### **Citizens Comments, Questions or Suggestions:**

None.

### **Old/Unfinished Business:**

Possible purchase of five lots owned by Habitat for Humanity (HH) – Michael Mueller offered Habitat for Humanity \$1,000/lot for 5 lots totaling \$5,000. Habitat did not accept this offer but counter offered to sell all 5 lots for \$21,466. Motioned by Chuck Larson to offer HH \$1,500/lot for 3 lots totaling \$4,500. Second by Kurt Wolf. All in favor: Chuck Larson-Yes, Kurt Wolf-Yes, Loren Dahle-No. Motion passes.

### **New Business:**

Loren Dahle would like to discuss the handicap accessibility of the arched bridge in the park at the next meeting.

**Adjournment:** Motion by Chuck Larson, seconded by Kurt Wolf, and was carried unanimously to adjourn at 6:44 p.m.

### **Next Scheduled Quarterly Meeting:**

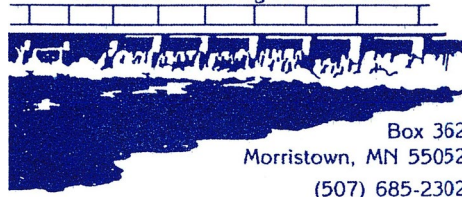
Monday, April 5, 2021 at 6:00 p.m

Minutes by Secretary Chuck Larsen  
Transcribed by Lisa Duban, City Clerk

# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

*Best Little Town By A "Dam Site"*



Box 362  
Morristown, MN 55052

(507) 685-2302

## MORRISTOWN ECONOMIC DEVELOPMENT AUTHORITY QUARTERLY MEETING MINUTES MONDAY, April 5, 2021

**Board Members Present:** Chairman Steve Nordmeier, Chuck Larsen, Kurt Wolf, Loren Dahle

**Others Present:** Clerk/Treasurer Lisa Duban, Tony Lindahl (Mayor)

### **1. Call to Order:**

The EDA Committee meeting was called to order by Chairman Steve Nordmeier, on Monday, April 5, 2021 at 6:03 p.m., in the City Council Chambers, at 402 Division Street South.

### **2. Additions/Corrections to Agenda:**

None

### **3. Additions/Corrections to Minutes:**

Correction to January 4, 2021 minutes: Old/Unfinished Business: Habitat for Humanity lots: Seconded by Kurt Wolf.

### **4. Citizens Comments, Questions or Suggestions:**

None.

### **5. Old/Unfinished Business:**

**A. Possible purchase of five lots owned by Habitat for Humanity** –Habitat for Humanity did not accept our counteroffer of \$1,500/lot for 3 lots. They are not willing to accept less than \$21,466 for all 5 lots. Nordmeier mentioned offering \$3,000/lot and wait. Larsen & Dahle expressed questions that needed to be answered first. The board would like to get attorney & realtor opinions. The board decided to not counteroffer until their questions are answered. The board would like the City Council's input as to how they want to pursue this and what legal problems could be faced. The board will sit on this until they hear from City Council and possibly the Zoning Board. Motioned by Dahle, second by Larsen to check into all questions that require no cost expenditure. Passes 4-0. Nordmeier moves to recommend that the council ask the city attorney for his opinion on this project as to the legality and risks. Seconded by Wolf. Passes 4-0. No cost expenditures include checking with Rice county on the status of title for the lots, find and review abstracts, and find a sample performance bond.

### **6. New Business:**

**A. Handicap accessibility of arched bridge in the park** – Dahle wants a new handicap bridge. The discussion went to building a handicap platform. Loren moves to refer to the Parks committee to get cost feasibility for a new handicap dock, pier. Seconded by Larsen. Passes 4-0.

**B. Farmer's Market** – Dahle would like it moved downtown to make use of better parking and convenience. The board suggested that Dahle speak with Lisa Karsten who runs the farmer's market. Nordmeier agreed to speak with Lisa Karsten.

**C. Right of Way Easements** – Dahle was concerned about right of way easements and abandoned streets. Tony Lindahl mentioned that this is the responsibility of the City Council.

**7. Adjournment:** Motion by Chuck Larson, seconded by Kurt Wolf, and was carried unanimously to adjourn at 6:50 p.m.

### **8. Next Scheduled Quarterly Meeting:**

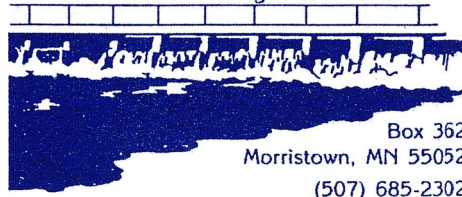
Tuesday, July 6, 2021 at 6:00 p.m

Minutes by Secretary Chuck Larsen  
Transcribed by Lisa Duban, City Clerk

# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

*Best Little Town By A "Dam Site"*



Box 362  
Morristown, MN 55052

(507) 685-2302

## MORRISTOWN ECONOMIC DEVELOPMENT AUTHORITY QUARTERLY MEETING MINUTES Tuesday, July 6, 2021

**Board Members Present:** Chairman Steve Nordmeier, Chuck Larsen, Loren Dahle

**Board Members Absent:** Kurt Wolf, Tim Flaten

**Others Present:** City Administrator Michael Mueller, Clerk/Treasurer Lisa Duban

### **1. Call to Order:**

The EDA Committee meeting was called to order by Chairman Steve Nordmeier, on Tuesday, July 6, 2021 at 6:00 p.m., in the City Council Chambers, at 402 Division Street South.

### **2. Additions/Corrections to Agenda:**

New Business Item C: American Legion Post 149 – 101 Main Street: EDA Small Business Grant and Loan Application – Charles Larsen

### **3. Additions/Corrections to Minutes:** Motion by Loren Dahle, seconded by Steve Nordmeier, and was carried unanimously to approve April 5, 2021 Meeting Minutes.

### **4. Citizens Comments, Questions or Suggestions:**

None

### **5. Old/Unfinished Business:**

**A. Possible purchase of five lots owned by Habitat for Humanity** – lots have been sold

### **6. New Business:**

**A. The Dam Boutique – 108 Division Street N.:** EDA Small Business Grant and Loan Application - Deb Moline & Rachelle Caldwell. Motion by Steve Nordmeier, seconded by Chuck Larson, and was carried unanimously to approve a \$3,000 grant for the Dam Boutique with the condition that proof of the Partnership and Tax Identification Number be submitted to the City.

**B. Chaches Crossroads – 100 Franklin Street W.:** EDA Small Business Grant and Loan Application – Phil Thoreson. Motion by Loren Dahle, seconded by Chuck Larson, and was carried unanimously to approve a \$3,000 grant for Chaches Crossroads with the condition that proof of the LLC and Tax Identification Number be submitted to the City.

**C. American Legion Post 149 – 101 Main Street:** EDA Small Business Grant and Loan Application – Chuck Larsen. Motion by Steve Nordmeier, seconded by Loren Dahle, and was carried unanimously to approve a \$1,000 grant for American Legion Post 149 for the upgrade their outdoor electronic sign.

### **7. Authority Discussion and Concerns:** Loren Dahle would like a quote on a flat bridge over the dugout pond. This is parks business. Farmers market will not move to another location. Right of way easements was dealt with at the last meeting and is the cities responsibility according to Mayor Tony Lindahl.

### **8. Adjournment:** Motion by Chuck Larson, seconded by Loren Dahle, and was carried unanimously to adjourn at 6:47 p.m.

### **9. Next Scheduled Quarterly Meeting:**

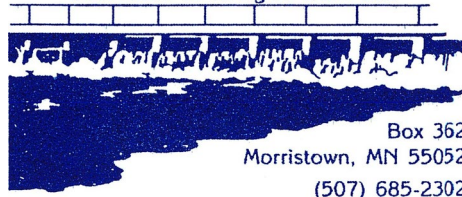
Monday, October 4, 2021 at 6:00 p.m

Minutes by Secretary Chuck Larsen  
Transcribed by Lisa Duban, City Clerk

# City of Morristown

IN SOUTHERN MINNESOTA LAKES REGION

*Best Little Town By A "Dam Site"*



Box 362  
Morristown, MN 55052

(507) 685-2302

## MORRISTOWN ECONOMIC DEVELOPMENT AUTHORITY QUARTERLY MEETING MINUTES Monday, October 4, 2021

**Board Members Present:** Chairman Steve Nordmeier, Chuck Larsen, Loren Dahle, Kurt Wolf

**Board Members Absent:** Tim Flaten

**Others Present:** City Administrator Michael Mueller

### 1. Call to Order:

The EDA Committee meeting was called to order by Chairman Steve Nordmeier, on Monday, October 4, 2021 at 6:05 p.m., in the City Council Chambers, at 402 Division Street South.

### 2. Additions/Corrections to Agenda: None

3. Additions/Corrections to Minutes: Motioned by Loren Dahle, seconded by Kurt Wolf, and was carried unanimously to approve July 6, 2021 Meeting Minutes.

4. Citizens Comments, Questions or Suggestions: None

### 5. Old/Unfinished Business:

**A. The Dam Boutique – EDA Small Business Grant update:** see purchases below – they are requesting to use funds to purchase a printer in the amount of \$299.99 + \$22.12 = \$322.11. Motioned by Chuck Larsen, seconded by Kurt Wolf, and was carried unanimously to approve the purchase of a printer using up to \$350 of their EDA Grant Funds.

Date	Payee	Description	Amount
7/21/2021	Monty Melchert	4 month space rent (July-Oct)	-1200
7/21/2021	State Farm - Tony Langerud	11 months business insurance	-437.03
9/17/2021	Global Industries	Awning	-595.81
	Balance		\$ 767.16

**B. Chaches Crossroads – EDA Small Business Grant update:** Motioned by Loren Dahle, seconded by Kurt Wolf, and was carried unanimously to cancel Phil's request to purchase a car lift and approve the payment of Drive Share Car Insurance and Commercial Insurance totaling \$1,283.00.

Date	Payee	Description	Amount
9/17/2021	Berkshire Hathaway - Traux & Assoc.	Drive share car ins	-815
9/17/2021	Traux & Associates - IMT	Commercial Insurance	-902
	Balance		\$ 1,283.00

**C. American Legion Post 149 - EDA Small Business Grant update:** no purchases to date

### 6. New Business:

**A. Review of EDA Grant/Loan Contract –** The board would like a separate form in the application packet where applicant's describe gross taxable income, equipment inventory, number of jobs created, impact on local community and illustrations showing added attractiveness to downtown area. Motioned by Loren Dahle, seconded by Kurt Wolf, and was carried unanimously to change the figure of \$5,000/yr to \$3,000/year in paragraph one of the EDA Business Grant and Loan Opportunities contract. Motioned by Loren Dahle, seconded by Chuck Larsen, and was carried unanimously to annually review the EDA Grant/Loan Contract in the July meeting and/or before completion of the proposed city budget.

7. Authority Discussion and Concerns: Jim Hermel sold his business

8. **Adjournment**: Motion by Loren Dahle, seconded by Kurt Wolf, and was carried unanimously to adjourn at 6:35 p.m.
9. **Next Scheduled Quarterly Meeting**: Monday, January 3, 2022 at 6:00 p.m.

Minutes by Secretary Chuck Larsen  
Transcribed by Michael Mueller, City Administrator