

MINUTES OF THE OCTOBER 2, 2023, JOINT MEETING OF THE COMMUNITY DEVELOPMENT AND PROPERTY COMMITTEES. Council Chamber. 5:15 p.m. Members present: Al Christianson Sr., Nate Johnson, John Hoover, Gordie Pedersen. Members absent: Dr. Steve Weiss. Others present: Al Christianson Jr., Mayor Bob Grotzinger.

Call to Order:

Al Christianson Sr. called the meeting to order.

Housing Finance:

It was reported that, after consulting firm SEH advised they don't do CDBG housing applications, NWRPC has been contacted about this, with emphasis placed on upgrading, then selling building lots at very affordable prices where binding commitments are secured to put houses on them. A concern was raised that a CDBG application might not be worth the effort given the constraints on its use and level and cost of required documentation. This approach could also be financed through TIF. Among upgrades that might be done case by case to render these lots more salable are the following:

\*Verification and identification of lot corners/lines.

\*Selective landscaping which could include site grading and plantings.

\*Replacement of questionable utility laterals.

Heating Equipment Inspections:

Those present reviewed a list of City-owned heating systems and an ad seeking Proposals to inspect these. The list did not include heating equipment in facilities jointly owned by the City and County.

South Side Park and Playground:

Mention was made of lack of shade at the South Side Park and Playground. While tree planting can provide it, that could take quite some time. One option to provide some relief might be to relocate the pavilion from the former farmer's market site to the South Side Park. Christianson Sr. doesn't feel as many stalls are needed in a parking lot being considered for that area (former market) as are depicted on an initial sketch. He has done some random observations and only counted about half as many vehicles. It was understood to be just a conceptual sketch.

Billboards:

It was noted that the source of one of three preferred outdoor photos proposed to be added to local billboards hasn't been identified. There was also mention of using the same photo vs. different photos on each. It was noted that back sides of one or more current welcome signs might be modified to serve as billboards.

Rail Display:

Christianson Sr. suggested that, perhaps, a trim board can be added to bottom of caboose siding to hide deterioration there, or to replace rotting wood. Because car siding is grooved most rainwater should still drain away. A metal drip edge should be added regardless. He also noted a shelter over the motorcar display at the visitor center might be in order and that it could probably be anchored to ties which are weighted down by track, to prevent wind lift.

Plow Museum Restrooms:

Attention was called to a quote from Hixwood Metals, in the amount of \$1,281.55, for materials (liner panels and doors) to close off the roughed in restrooms within the plow museum. These rooms are currently being used to store items. While plumbing has been roughed in under floors this will only

provide a finished look; not rendering the restrooms operable. While Rusk County paid for site acquisition and is taking care of maintenance (mostly mowing), the City has paid building costs from its "mining fund". Motion was made by Johnson, seconded by Pedersen and carried by voice vote to recommend Council approval of this material purchase.

**Industrial Property:**

Concern was expressed about building occupancies that are not compliant with codes under which some facilities were approved. It was noted that, perhaps, the fire inspector should be consulted.

**Adjourn:**

At 6:41 p.m., motion was made by Johnson, seconded by Hoover and carried by voice vote to adjourn.