

**MINUTES OF THE NOVEMBER 13, 2025, JOINT MEETING OF THE COMMUNITY DEVELOPMENT AND PROPERTY COMMITTEES**, 5:15 p.m., City Council Chamber, Members present: Christianson Sr., S. Delasky, J. Hoover, N. Johnson J. Kenyon. Other City reps present: Administrator Christianson, DPW Gorsegner, M. Hraban, Mayor Grotzinger. Public present: Teri Eidsvold, Anita Gavin, Mary Hash, Patricia Miller, Tanya Opsal, Kathy Peterson

**Call to Order:**

Christianson Sr. called the meeting to order.

**Food Pantry:**

In the absence of objection, this agenda item was moved from last to first in view of the number of people in attendance for it. Local food pantry Mary Hash appeared along with those listed above as "Public present" seeking any available assistance with finding a location for a local food pantry. Owing to the length of the commentary (5:15-5:40 p.m.), which was largely covered in a November 13, Ladysmith News article, that article is attached to these minutes in lieu of more extensive minutes.

Mr. Gorsegner and others stated their belief that the best and least costly solution by far would be to reopen the food pantry within the Connections store where it had been.

**Housing Proposal:**

Discussion resumed on a proposal to construct public water and sanitary laterals to serve two twin homes on what was once the Highway 8 Trailer Court; now referred to as Winfield Village. The Committees would like to see a request for specific assistance from the developer along with a cost proposal from a recognized contractor.

**Gerard Hotel Investigation:**

A special Council meeting to be held on Monday, November 17<sup>th</sup> at 5:15 p.m. will involve review of a report on the condition of the Gerard Hotel and of cost estimates to overcome identified deficiencies.

**Mobile Homes or Tiny Homes**

It was again mentioned that a mobile home park could be one way to provide considerable affordable housing, the need for which is documented in most rural areas including ours. A similar project to a mobile home park expansion could entail development of a tiny homes subdivision.

**Remote Control Vehicle Park:**

Adm. Christianson reviewed a request for location of a remote control vehicle play area on City recreational land outlined by a red line on the attached map. He noted that an area just north of the industrial area ballfields has advantages, adding that enthusiasts are willing to do the work necessary to enable this use. Concern was expressed about liability during construction. Motion was made by Johnson, seconded by Delasky and carried by voice vote to recommend that the Council authorize Adm. Christianson to work with Atty. Rowe to develop a nominal agreement

providing for this use for Council review and approval. Include requirement that users notify City ASAPP of any hazardous conditions that are observed.

**Phillips Ave. Development:**

Discussion then turned to 3 lots under City control along newly paved Chester Ave. and how these lots might also be developed sooner than later. These lots are highlighted in pink on the attached map. If the City doesn't sell them within a 5- year window, ownership reverts to the developer (J. Kenyon). It is anticipated these lots will be used for single family homes. These lots could be sold at a deeply discounted price to encourage use sooner. It was suggested that a minimum investment in such homes be required to qualify those who receive them for the discounted price. Motion was made by Johnson, seconded by Delasky and carried by voice vote, with Kenyon abstaining, to recommend to the Council that it approve having the Administrator work with Atty. Rowe to develop an agreement outlining rules governing sale of these lots.

It was also mentioned that there are potentially three additional lots located along the south side of Phillips Ave. between E. 2<sup>nd</sup> and E. 3<sup>rd</sup> Streets highlighted in yellow on the same map. These could also be made available and, as they are farther from the river, may attract more modest homes such that any City stipulated value of such homes that qualifies them for a low price might also be set lower. One of these; the lot on the corner of E. 3<sup>rd</sup> and Phillips already has municipal services.

**Welcome Signs:**

It was noted that the back sides of the Welcome to Ladysmith signs on the east, west and north entrances into the City are visible and could be used to mount other signage that doesn't fit on the face of these signs.

**Business Grant Request:**

Attention turned to a recently approved business grant request. The owner, Wayne Stoll, has requested an additional \$1,051 to go along with additional owner match of \$2,134 to cover the cost of bollard slip covers to be used in the upgrade project at the strip center on the SE corner of Miner Ave. and Hwy. 27. Motion was made by Kenyon, seconded by Delasky and carried by voice vote to recommend Council approval.

**Adjourn:**

Shortly after 6:30 p.m. motion was made by Johnson, seconded by Delasky, and carried by voice vote to adjourn.