

I. CALL TO ORDER

President Dennis W. Johnson called the meeting to order at 8:00 AM.

II. ROLL CALL

Present were: President Dennis W. Johnson, Commissioners Klayton Oltmanns, Carson Steiner, Gene Jackson and Rod Landblom

ABSENT

None.

1. PROPERTY PURCHASE

Administrator Kessel announced the main purpose of the meeting was to discuss an agenda item of opportunity to obtain property surrounding City Hall. Kessel states there are three properties to the north of City Hall and two of them are for sale. The properties are 235 and 239 1<sup>st</sup> Avenue East. Kessel states the future idea for these properties would be a parking lot for City Hall employees. He states with the energy growth and additional need for City staff, additional parking will be needed. Kessel presents photos of the homes. These homes are three bedrooms and two bathrooms with basement storage. Property at 235 1<sup>st</sup> Avenue West has new insulation, new shingles, and a new furnace. The property at 239 does have new windows and a new furnace. This property is in slightly better shape than 235. The asking price for 235 is \$84,900 and 239 is \$109,500.

City Attorney Kolling did review the purchase agreements.

Kessel states an interim use for the homes could possibly be homeless shelters. Another possibility would be for staff rentals. This is a possibility as there are several new positions opening and housing in Dickinson is quite hard to find so this would be an opportunity for a new employee to rent the home. The long term for these two lots would be a parking lot. Kessel does state these homes are not ADA approved but through grants it could be obtained.

Darianne Johnson, Executive Director of the Domestic Violence and Rape Crisis and her husband who is a contractor did observe the homes and stated they are serviceable. There is a Homeless Coalition meeting today. Domestic Violence cannot manage the homeless shelters.

Commissioner Jackson feels the homeless shelter is a good idea but ultimately this area will be a parking lot.

Kessel states these lots would be a parking lot in the future and would require a special use permit but rezoning would not be necessary. He states there maybe opposition to the parking lot.

President Johnson is not convinced that both homes would need to be homeless shelters. He feels this would be good interim housing for the recruitment of two positions for the City. Housing could be an incentive for the Public Works Director position as there has not been an overwhelming amount of applications.

Commissioner Oltmanns questions the congestion that a homeless shelter will be causing for parking on the street.

Kessel states 239 1<sup>st</sup> Avenue West does have off street parking and would be a better home for the homeless.

Commissioner Jackson does feel this is an opportunity that the City should not pass up. He does feel there is adequate parking across the street to the south of City hall for employees.

Administrator Kessel states these homes were not budgeted in 2010 but the 2011 philosophy will be the user pay what it costs the City to provide services. The user fees will be changing in the 2011 budget.

President Johnson does discuss the development impact fees and the \$2 million that is dispersed for these fees.

Commissioner Landblom would like to see if Administrator Kessel could visit with the owner of 227 1<sup>st</sup> Avenue West to see if they would be interested in selling their property.

MOTION BY:           Gene Jackson                               SECONDED BY:       Klayton Oltmanns  
To approve the purchase of 235 1<sup>st</sup> Avenue East with the contingent of the purchase of 239 1<sup>st</sup> Avenue East at the listed price of \$84,900.  
DISPOSITION:       Roll call vote...Aye 5, Nay 0, Absent 0.  
                              Motion declared duly passed.

MOTION BY:           Gene Jackson                               SECONDED BY:       Klayton Oltmanns  
To approve the purchase of 239 1<sup>st</sup> Avenue East with the contingent of the purchase of 235 1<sup>st</sup> Avenue East at the listed price of \$194,400.  
DISPOSITION:       Roll call vote...Aye 5, Nay 0, Absent 0.  
                              Motion declared duly passed.

**2. ADJOURNMENT**

MOTION BY:           Gene Jackson                               SECONDED BY:       Carson Steiner  
For adjournment of the meeting at approximately 8:37 A.M.  
DISPOSITION:       Roll call vote...Aye 5, Nay 0, Absent 0.  
                              Motion declared duly passed.

OFFICIAL   MINUTES   PREPARED   AND  
APPROVED BY:

\_\_\_\_\_  
Rita Binstock, Assistant to City Administrator

\_\_\_\_\_  
Shawn Kessel, City Administrator

\_\_\_\_\_  
Dennis W. Johnson, President  
Board of City Commissioners

Date: \_\_\_\_\_