

**APRIL 29, 2024  
SPECIAL MEETING**

The Atwater City Council met for a special meeting at the request of Mayor Mark Olson at the Atwater City Hall. Notice was posted on Monday, April 22<sup>nd</sup>. Mayor Mark Olson called the meeting to order at 7:00 p.m. with Council Members present were Shane Hagstrom, Brian Carlson and Tony Holtz. Deb Mickle was absent. Also present were Tammy Omdal from Northland Securities, Robert Kregel, Dale Tagtow, Jim Solheid, Jill Bengtson of Kandiyohi County HRA and David and Meagan Morrison.

**TAMMY OMDAL WITH NORTHLAND SECURITIES**

The purpose of the first part of the meeting was to approve the sale of \$2,160,000 General Obligations Improvement Bonds for the 2024A North Side Street project. The bonds have been priced and sold. The pledge against the bond is the special assessments that will be levied by the city in fall of 2025. The repayment schedule is 20 years term with level annual debt service payments. Repayment interest is 4.74%. There was a strong investor interest in purchasing these bonds. Resolution 2024-12 was introduced by motion by Brian Carlson and Tony Holtz second the motion. The motion was passed with a unanimous vote. They are callable in 2032.

**JILL BENGSTON – KANDIYOHI COUNTY HRA**

Bengtson explained that the cost of building apartments currently is too high so it is difficult to build. She is proposing that the HRA build a four plex on its lot on Sunrise Lane. It would have 2 bedrooms with walk-in closets, one level. The HRA is requesting the city apply for a \$360,831 Mn Housing Workforce deferred loan. Terms are 0% interest \$0 payments and are forgivable at the end of the 3-year time frame. Project costs are estimated to be \$1,469,465 using money from Kandiyohi Co HRA, City of Atwater Workforce loan and deferred taxes until sale of the building. Kandiyohi County Board of Commissioner approved the plan at their April 16, 2024 meeting. The Board agreed to matching funds of \$372,693. Construction would not start until 2025. Resolution 2024-13 Supporting the construction of a Four-Unit market Rate townhome project and application to Mn Housing finance workforce funding was introduced by Brian Carlson and seconded by Hagstrom. Motion carried with a unanimous vote.

**DAVID AND MEAGAN MORRISON**

The Mayor and Hagstrom met with the Morrisons a couple of months ago to discuss the Morrison Meadow preliminary plat. The first discussion was if they are a developer, Mayor Olson felt they weren't because only one lot. Then the plat went to Planning and Zoning. Mayor Olson stated that an 8-inch sewer line has been stubbed into the empty lot. Morrisons would put a grinder station in which would be a privately owned line and not the City's responsibility. Not ideal but makes the lot feasible for building. The buyer would have to maintain the grinder. The city is not interested in putting in a lift station. Meagan said they had no plans for the property - their intention was to keep their back yard clear from any neighbors. Dale Tagtow asked if there were any problems with the house that is already currently on the sewer line. No one has heard anything.

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A motion was made by Brian Carlson to table the subject until the next council meeting on May 6<sup>th</sup>, 2024. The motion was seconded by Holtz and carried.

Hagstrom made the motion to adjourn and Brian Carlson second the motion with everyone voting in favor. The meeting was adjourned at 7:58 p.m.

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Goldie Smith  
City Clerk/Treasurer