

CITY OF LAKE NORDEN

July 31st, 2023

The council met in special session at 7:00 PM. Mayor Aho presiding.
Members present: Cameron Larson, John Layman, Dorene Lemme, Gordon Kangas, Janet Andrews. Absent: Kim St. John.

City employees present: Shari Layman, Dan Koistinen, Roy Hauschildt, Tony Aas, and Zachary Squires. Absent: James Donnelly, Delores Kangas, and Michael Morgan.

Others present: Rusty Antonen, Brian Burch, Mike Petersen, Christine Smith, Jennifer Hallstrom, Ciara Jager, Brady Jager, Alisha Reddig. ISG: (Josh Muckenhirn, Steve Watson, and Tim Czmowski.) First District: (Alex Kahnke, Mason Weidenbach, and Greg Maag.) KDM: (Doug Koistinen)

Motion made by Larson and seconded by Layman to approve the agenda, as presented. All voted aye.

Motion made by Lemme and seconded by Layman to approve the July 10th, 2023 minutes, as presented. All voted aye.

Motion made by Layman and seconded by Lemme to accept ISG as the Engineer and Architect for Municipal building.

Motion made by Layman and seconded by Larson to adopt the Relocation, Displacement and Acquisition Plan presented by First District.

RELOCATION, DISPLACEMENT, AND ACQUISITION PLAN

The City of Lake Norden by adopting this Relocation, Displacement and Acquisition Plan for its CDBG project (Fire Hall/Police/Ambulance Facility) will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of this project, assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606b)(1).

The project activities - Construction of a new building to house the fire hall/police/ambulance services and other necessary appurtenances--will neither involve demolition nor conversion of low/moderate income housing units as described above. Therefore, prior to obligating or expending funds for this project, it will not be necessary for the municipality to make public or to submit to the HUD Field Office the following written information.

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units;

5. The source of funding and a time schedule for the provision of replacement dwelling units; and

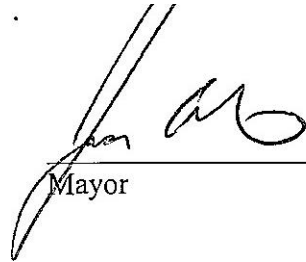
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy.

The City of Lake Norden will not need to provide relocation assistance, as described in 570.606 (b) (2), as no activity under this project will affect low/moderate income housing.

Consistent with the goals and objectives of activities assisted under the Act, the City of Lake Norden will take the following steps to minimize the displacement of persons from their homes.

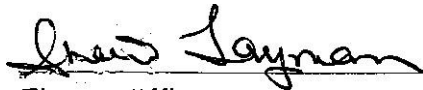
1. To the extent practical and possible, refrain from participating in any assisted activity that will involve the displacement of persons from their homes.

Adopted this 31st day of July, 2023.



Mayor

ATTEST:



Finance Officer

All voted aye.

Motion made by Kangas and seconded by Andrews to approve resolution 09/07/2023 regarding the CDBG application.

Resolution # 09/07/2023

WHEREAS The City of Lake Norden is applying for a Community Development Block Grant from the U.S. Department of Housing and Urban Development as administered by the State of South Dakota for the construction of a new Fire Hall/Police/Ambulance Facility, and

WHEREAS The City is required to designate a project certifying officer for the purpose of signing required documents pertaining to this grant,

NOW THEREFORE, BE IT RESOLVED, that the Mayor of Lake Norden be hereby designated as the official for the purpose of signing the CDBG grant application, CDBG grant agreements, contracts, correspondence, pay requests, and other required documents, and


WHEREAS Lake Norden is required to designate an environmental certifying officer for the purpose of signing required environmental documents pertaining to this grant,

AND BE IT FURTHER RESOLVED that the Mayor of Lake Norden be hereby designated as the city's environmental certifying officer for the purpose of signing environment reports, correspondence and other required forms and documents

Dated this 31st day of July 2023.



Mayor



Finance Officer

All voted aye.

Mayor Aho declared council convenes jointly acting as the Lake Norden City Council and as a Planning and Zoning Commission and Zoning Board of Adjustments.

Motion made by Larson and seconded by Kangas for the Planning Commission to recommend, to the City Council, the approval platting of the following:

LOTS 2A AND 3A OF ANTONEN ADDITION AN THE SE ¼ OF THE SE ¼ OF SECTION 17, T113N, R53W OF THE 5TH P.M., CITY OF LAKE NORDEN, HAMLIN COUNTY, SOUTH DAKOTA.

All voted aye, thus, motion carried.

Mayor Aho declared the council reconvenes acting as the Lake Norden City Council

Motion made by Larson and seconded by Lemme acting as City Council, to approve Plat Resolution 10/07/2023 as follows:

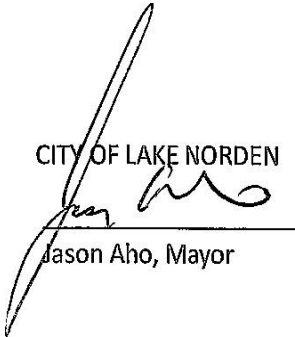
Resolution 10/07/2023

Whereas, R S MAATILAN, a Limited Liability Company, Frontier, a Limited Liability Company, and Lake Norden Development Corporation, owner(s) of the hereinafter real property have submitted to the governing board a proposed plat "LOTS 2A AND 3A OF ANTONEN ADDITION AN THE SE ¼ OF THE SE ¼ OF SECTION 17, T113N, R53W OF THE 5TH P.M., CITY OF LAKE NORDEN, HAMLIN COUNTY, SOUTH DAKOTA". and the Governing body of said City having examined the proposed plat and it appears that all municipal taxes and special.

assessments, if any, upon said plat and survey, have been executed according to law. Access to the public streets, subject to all applicable municipal ordinances, is hereby granted except as may be designated "no access" on the attached plat. .

NOW, THEREFORE, BE IT RESOLVED THAT said plat and survey by and are Hereby in all things accepted and approved.

Passes and is approved this 31st day of July 2023.

CITY OF LAKE NORDEN

Jason Aho, Mayor



Shari Layman, Finance Officer

Published: 8/9/2023

Effective: 8/29/2023

All voted aye. Thus, said resolution is passed and adopted.

Motion made by Layman and seconded by Larson approving **Resolution 07/07/2023** in Support of an Application for Financial Assistance by Kangas Venture LLC, to the South Dakota Housing and Development Authority.

Resolution 07/07/2023

Resolution in Support of an Application for Financial Assistance to the South Dakota Housing and Development Authority by Kangor Venture, LLC, and / or its Affiliates, Agents, or Assigns, for the Benefit of Single-Family Development

Whereas, the City of Lake Norden and Kangor Venture, LLC have determined it is necessary to proceed with improvements to the City's infrastructure, thus enabling additional single-family housing to be constructed in the city limits of Lake Norden; and

Whereas, the City and Developer have determined financial assistance will be necessary to undertake the Project and an application for financial assistance to the South Dakota Housing and Development Authority shall be prepared by Kangor Venture, LLC (Developer) for the proposed development; and

Whereas, the City will work with the Developer's engineer to ensure the preliminary project infrastructure plans meet the City's requirements for adequate drinking water, water treatment capacity and distribution, storm sewer, and all other necessary improvements as needed; and

Whereas, the city has adequate treatment facilities and water supply to accommodate the proposed development; and

Whereas, the City is committed to the ownership and long-term maintenance of said infrastructure upon acceptance and the conditions set forth in the certificate of completion that the said infrastructure and system shall meet the specifications, materials and equipment set forth as shown on the approved plans in said agreement; and

Whereas, the 2020 Lake Norden Housing Study identified the need for additional owner-occupied housing in the moderate to market price range, an increase in the variety of housing types, designs, and densities; and

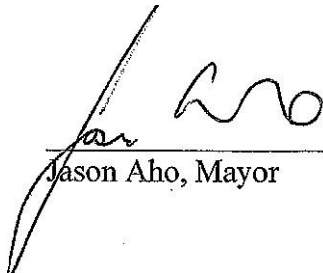
Whereas, the City acknowledges that there is a significant housing shortage in City of Lake Norden and this proposed development help, but not resolve the housing shortage.

Now Therefore, Be It Resolved by the City of Lake Norden as follows:

1. The City hereby supports the submission of an Application for financial assistance by Kangor Venture, LLC, to the South Dakota Housing and Development Authority.
2. City officials of the City of Lake Norden are hereby authorized to deliver such other documents as necessary, to assist with the Application

Adopted this 31st day of July, 2023.

CITY OF LAKE NORDEN, SD



Jason Aho, Mayor

ATTEST:



Shari Layman, City Finance Officer

Voting aye: Andrews and Lemme. Abstaining: Kangas.

Motion made by Larson and seconded Layman to approve CWFCP Draw Request #6 for Reimbursement of \$3,614.00 for Waste Water Project. All voted aye.

Motion made by Layman and seconded Larson to approve CWFCP Draw Request #6 for Reimbursement of \$2,886.38 for Waste Water Project. All voted aye.

Motion made by Layman and seconded by Lemme to approve DWSRF Water Tower Reimbursement request for \$16,536.00. All voted aye.

Motion made by Andrews and seconded by Layman to approve a pay raise for youth umpires from \$35.00 per game to \$40.00 per game retroactive to the start of the 2023 season. All voted aye.

Motion made Kangas and seconded by Layman to approve KDM connecting to city sewer. All voted aye.

Motion made by Lemme and seconded by Andrews to purchase a storm warning siren for the City of Lake Norden. All voted aye.

Motion made by Kangas and seconded by Larson to approve the color of the new Water Tower. All voted aye.

Motion made by Larson and seconded by Layman to purchase three police radios. All voted aye.

Council discussed options to replace Christmas decorations that were lost in the fire.

Motion made by Larson and seconded by Layman to adjourn the meeting at 8:33PM. All voted aye.

Jason Aho, Mayor

Shari Layman, Finance Officer



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Published once at the approximate cost of _____.