

Dunn Center Special Meeting Minutes

Tuesday May 13th, 2025, Vice President Shasta Blackford called the meeting to order. The members present were Shasta Blackford, Daniel Binek, and Jeremiah Ewer, Colton Medley was present through a phone call in. Also present were Chantel Morris, Joel Quanbeck, and Cory Ravnaas.

Jeremiah Ewer motioned to set and approve the agenda/consent agenda. Colton Medley 2nd. All Ayes. M/c.

No Old Business.

New Business:

Joel is here to cover the overall process and the first step of the RBPK Project. He brought with him the official zoning map of Dunn Center and a future land use map of Dunn Center. For starters Joel refers to the comprehensive plan and asks the council at the end of the day what policy changes the council would like to make to facilitate the future of the city. According to the NDCC our zoning map should be made in accordance with a comprehensive plan.

In the Comprehensive Plan provided to the council, Joel explains that the first few pages are more of background information and said on page 4 it is explained that the city of Dunn Center has held community meetings to discuss issues and opportunities to be addressed by the comprehensive plan. Joel explains that some may be different issues, some may not be issues anymore and others may be retained issues.

Joel explains that the proceeding page explains housing demographics and the housing stock that he will be addressed more during the meeting based on that being the whole reason for this special meeting. Joel included a General Plan, in the packet provided, that explains what the city wanted for goals and on the same page what the Land Use and Development Policies are for reaching said goals. The packet also includes a Future Land Use Plan which is in a sense an extension policy which shows the land use of development policies. It also talks about some perspectives about certain things, such as temporary residential uses. In the end of the packet, it includes Implementation which is a list of things to do that he will expect will change if it is decided to move ahead.

Cory Ravnaas adds in that he thinks is very important for those who are making the decisions on this, that every time someone comes in with a development application, no matter what it is, that the decision basically is whether it does or does not meet the plan.

Cory and Joel both state that if there is not an active plan and it is not followed, it could lead the city into legal issues.

Colton asks if this is something that the council should focus on before the Capital Improvement Plan (CIP) is made or if this is something done afterwards. Cory answers that there is already an existing CIP and to him they go hand in hand. Cory also says that the city of Dunn Center has released him to update the CIP and is something that needs to be done while Joel is working on the Comprehensive Plan. Joel says that often updating the CIP is one of the implementations when making the Comprehensive Plan. Cory points out that there are not and have not been many homes for sale in Dunn County.

Joel now asks for general comments from the council members and asks that when it comes to housing in Dunn Center are there observations that the council would hope for in the future. Colton explains that the city's project aims to develop more housing in Dunn Center. Shasta says that Dunn Center is a very family-oriented community and with the improvements that the city is making there will be more people interested in developing homes in Dunn Center.

Cory explains when looking at the plan that there is too much land that is non-residential and would like to see a major shift from non-residential to residential land. Cory also explains that if there are existing services on the developing properties that it would be the cheapest way/area to build, but there are not a lot of areas around Dunn Center that have existing services.

Joel asks if the existing water tower for Dunn Center would be efficient enough for more homes/people in town. Cory explains that the existing water tower would be able to accommodate double the population for Dunn Center but more than double the city would need to add another water tower.

Cory points out some areas in town that might possibly be available for development. Cory also points out that there isn't any natural gas in town but is not a deal breaker for developing in Dunn Center.

Colton Medley inquires whether any items from this meeting require a motion or if the content is solely for informational purposes. Joel suggests filing a motion to have the contract resigned, based on his legal counsel's advice to change the words in contract from 'administer' to 'review and make recommendations'. Colton Medley moves to resign the new contract with the rewording of review and recommendations. Jeremiah Ewer 2nd. All Ayes. M/c.

Joel schedules another special meeting with the council to take place on Wednesday June 18th, 2025.

Engineering:

Cory explains to the council that himself and his team have phase 3 staked and ready for milling as of May 13th. Phase 2 and possibly phase 1b should be done by May 14th.

Cory informs the council that he is working on confirming all the easements in town for the current project started. Nicole Benz has given permission to use her property for project laydown. Morgan Crews would like more information as would the Museum.

Maintenance:

Nothing for maintenance.

Vice President Shasta Blackford adjourned the meeting

Next regular council meeting will be held on Thursday June 12th, 2025.

These minutes may be published subject to the governing bodies reviews and revisions.

Auditor

Chantel Morris

Mayor

Larry Pavlenko