

AITKIN CITY COUNCIL MINUTES  
SPECIAL WORK SESSION - PLANNING  
AITKIN PUBLIC LIBRARY

April 17, 2023

4:00 p.m.

MEMBERS PRESENT:, Council Members: Kathy Galliger, Jason Henke, Julie Miller, Chris Dotzler

MEMBERS ABSENT: Megan Workman, Mayor

ALSO PRESENT: Lon Nicko, Olivia Johnson - Aitkin Age, Terry Betley, Stan Gustafson

Pledge of Allegiance.

1. **Call to Order.** The meeting was called to order by Acting Mayor Jason Henke at 4:00 p.m.
2. **Approval of Minutes.** A motion to approve the minutes from 3-20-2023 was made by Kathy Galliger, seconded by Chris Dotzler and approved with all in favor.
3. **Approval of Agenda.**  
A motion to approve the agenda was made by Julie Miller, seconded by Kathy Galliger and approved with all in favor.
4. **Introduction – Goals and Mission Statement**
5. **ARPA Funds Discussion** – Councilor Miller and Henke discussed that we may need to use this funding to build our community fieldhouse at the park. She wanted to clarify this as a high need for completion and Administrator Skrbich and Councilor Henke will discuss this at the Council meeting.
6. **Revenue Sources – Annexation Plans – Assessment Policy** – The Council discussed annexations and how that could impact future infrastructure plans for the City. They discussed the impacts of annexing the properties that we currently surround:
  - How many people would have to hook up and are stubs available.
  - How much time and expense would it take to accomplish.
  - Will a public hearing be necessary.
  - How many properties in the city have private wells or septic systems.
  - Can assessments be charged to properties in a TIF or Tax Abatement zone?
  - We looked at a sample assessment policy and discussed how that would work. Administrator Skrbich will begin drafting a proposed policy.
7. **Workforce Housing and How do we move forward** – We discussed the potential for incentives for workforce housing. We looked at 2 different possibilities relating to tax abatement for a development and the potential for a bounty program for single family or multi-family construction.
8. **Discussion of INH Properties Proposal** – The Council discussed the proposal from INH Properties. Although they realize it may take TIF or Tax Abatement to make something work, they are clearly not interested in a 26-year TIF. They are also interested in setting some limits of what they would do before they advance this discussion further. An example could be a 15-year abatement instead of 20, or some type of a sliding scale with 100% year 1 sunsetting by 5% annually until the termination of the abatement. Administrator Skrbich will work with David Drown on options.
9. **Street Department – Infrastructure, Bolton & Menk Update** - Lon and Mike showed the Council the CIP Planning that we have worked on with Bolton & Menk. We decided we should pick 3 or 4 different areas to start funding when we do budgets in August.
10. **Meeting Review** –
11. **Comments from Visitors:**
12. **Adjournment**
  - A motion to adjourn the meeting at 5:50 PM was made by Kathy Galliger, seconded by Julie Miller, and approved with all in favor.

X

Megan Workman  
Mayor

X

Mike Skrbich  
City Administrator