

City of Stewart Council Special Meeting Minutes

June 25, 2025

7:00 pm Call to Order the Special Council Meeting

Pledge of Allegiance

Roll call; Mayor: Jason Peirce - here
Council Member: Carol Altrichter - here
Council Member: James Eitel - here
Council Member: Wes Holtz – absent
Council Member: Daniel Broucek - here

1. Land use

- a. Property 1: 200670160, Property 2: 200670170, Property 3: 200670150
 - i. North Street property
 - ii. The estimated market value of the land is \$6,000 per parcel, totaling \$18,000 for the lot
 - iii. The property fell into disrepair, and the owners turned it over to the City of Stewart
 - iv. Mayor Peirce believes it took upwards of \$30,000 to clean up this lot
 - v. The current use for this land is a community garden for the Girl Scouts
 - vi. The dimensions are 150' long by 150' wide
 - vii. There are 2 water connections on this land which could split it up into two lots that are 75' x 150'
 - viii. It is zone residential, so someone would be able to build a house here
 - ix. The council has decided that if someone were to approach the city showing interest in purchasing, the City would be interested in possibly taking offers and moving forward with selling
- b. Property 4: 200310600
 - i. This land is located on both sides of the former Hughes-Hantge Funeral Home, north of Powers Street
 - ii. The value on this land is \$30,700
 - iii. It has 150,333 square feet
 - iv. There are some abandoned wells on the Northeast side of the property that the City had capped
 - v. The clerk will look into any conflicts with the RS Fiber pedestal on the portion of the lot that Curt Wangen is interested in buying
 - vi. The rest of the lot with the tree farm and the disc golf course, the City is not interested in selling at this time
- c. Property 5: 200501320, Property 6: 200501310
 - i. This property is next to the former Red Owl Agency - South on Powers Street
 - ii. The lot is 52' wide by 150' long
 - iii. The estimated market value of Property 5 (17'x150') is \$1,000 and Property 6 (35' x 150') is \$2,000

City of Stewart Council Special Meeting Minutes

June 25, 2025

- iv. There is no water or sewer stubbed out to either of the parcels on this lot
 - v. There are deferred Street assessments on this property
 - vi. The council is interested in selling this land, but a policy needs to be put in place on how to disperse of City assets
 - d. Property 7: 200670091
 - i. This property is located directly North and South of Mill Street
 - ii. The estimated market value of the property is \$89,700
 - iii. It is 9.9 acres
 - iv. There are plans to stub out at least 3 lots off of North Street for water and sewer that are part of this land
 - e. Property 8: 200670093
 - i. This property is located South of Mill Street
 - ii. It is 22.3 acres
 - iii. Its estimated market value is \$150,700
 - iv. This property is currently being rented as farm land
 - v. There are 2 parties interested in renting for farm use, and one party interested in purchasing this and Property 7 at \$9,000 per acre (totally about \$280,000)
 - vi. There is one party interested in both Property 7 and 8 for a solar garden
 - vii. The only way to build on the west side of the land is if it was filled, due to it being much lower
 - viii. The Council has decided there is no interest in the solar garden
 - ix. They will take some time to think and research to determine if they want to move forward with selling or continuing to rent Properties 7 and 8
- 2. Buffalo Lake Ambulance
 - a. Please see email for 2023 and 2024 Buffalo Lake audit – if you need a copy, please let City Clerk know
 - b. There are concerns about the request for funds for the Buffalo Lake ambulance
 - c. The clerk was informed that they are behind multiple years on billing, and they have not been charging for services
 - d. Buffalo Lake is requesting Stewart pay \$20,000 to help cover overnight wages
 - e. The council is leaning toward not paying money to the ambulance since they are supposed to be getting revenue
- 3. Asset List
 - a. Budget plans for Capital Assets
 - i. Historically, half of the LGA money was set aside for capital assets every year – this has not happened in quite a few years
 - ii. Mayor Peirce has asked the Water/Wastewater Superintendent and Maintenance Supervisor to go through the asset list and figure out how long until each piece of equipment needs to be replaced

City of Stewart Council Special Meeting Minutes

June 25, 2025

- iii. Mayor Peirce recommends that the LGA money we are now getting back from the 2022 audit goes into our capital investment fund, and going forward each department should be designated a certain amount for their capital funds

4. Resolution 2025-57: Hiring New Fireman

Motion to approve Resolution 2025-57, Eitel/Broucek, all in favor, Broucek-yea, Eitel-yea, Altrichter-yea, Peirce-yea, motion carries

Unfinished business;

Miscellaneous;

ADJOURN

Motion to adjourn at 8:47pm, Altrichter/Eitel, all in favor, motion carries

By:

Jason Peirce – Mayor

ATTESTS:

By: _____

Laura Ranieri, City Clerk - Treasurer