

GLENCOE CITY COUNCIL MEETING MINUTES  
NOVEMBER 21, 2016  
7:00 P.M.

Mayor Wilson called the regular meeting of the city council to order at 7:00 p.m. Members present: Perschau, Robeck, Ziemer, Dietz and Schrupp. Also present: City Administrator Mark Larson, City Attorney Jody Winters, Finance Director Trippel, PWDs Schreifels and Voigt, and Police Chief Raiter.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

CONSENT AGENDA

Councilor Dietz motioned approval of the consent agenda as presented. Councilor Ziemer seconded. All members voted in favor.

- A. Approve the minutes of the regular meeting of November 7, 2016
- B. Approve Canvassing Board minutes of November 15, 2016
  
- C. Approve the following building permits:
  - 1. GRHS, 1805 Hennepin Ave N; Remodel/New Construction/ Mechanical/Plumbing permits
  - 2. Sam's Tire, 719 Chandler Ave N; Addition and Plumbing Permits
  - 3. Randy Lang, 104 Fairway Dr; Reside
  - 4. Tom Schmidt, 1511 Baldwin Ave N; Mechanical Permit
  - 5. Ruhkan Ghazi, 812 14<sup>th</sup> St E; Mechanical Permit
  - 6. Andy Jasken, 1620 12<sup>th</sup> St E; Re-roof
  - 7. Lawrence Greenwald, 1329 Baxter Ave N; Re-roof
  - 8. John Golden, 1128 10<sup>th</sup> St E; Re-roof
  - 9. Dave Washburn, 1310 Owen Ave N; Re-roof
  - 10. Mickey Beltz, 915 Queen Ave N; Mechanical Permit
  - 11. Merrill Nelson, 1240 Reeds Lane; Remodel

PUBLIC HEARINGS:

- A. SET PUBLIC HEARING FOR POSSIBLE BAXTER AVENUE IMPROVEMENT PROJECT FOR ADDITIONAL BLOCKS OF IMPROVEMENT

The Supplemental Feasibility Report for changes to the Baxter Avenue Public Improvement Project was reviewed. Changes include the removal of 11<sup>th</sup> Street from Elliott Avenue to Ford Avenue and Elliott Avenue from 11<sup>th</sup> Street to 12<sup>th</sup> Street from the project. This was recommended as there is minimal underground work to be done on these streets and the surfaces are in adequate condition.

Also recommended and reviewed was the addition to the project to include 11<sup>th</sup> Street from Armstrong Avenue to Chandler Avenue for reclamation, paving and trench repair for the installation of a new waterline.

Changes to the proposed project will result in approximately \$100,000 in savings.

Councilor Robeck wanted to table the project and recommended changes to the project.

Councilor Perschau motioned to accept the supplemental feasibility report for the changes and set the public hearing for December 19, 2016 at 7:05 p.m. with the following resolution:

RESOLUTION NO. (2016-38)

RECEIVING REPORT AND CALLING HEARING ON IMPROVEMENT

WHEREAS, pursuant to resolution of the council adopted August 15, 2016, a supplemental report has been prepared by Short Elliott Hendrickson Inc. (SEH®) with reference to the improvement of the following streets:

Baxter Avenue from 12th Street to 7th Street

Chandler Avenue from the railroad tracks south to 10th Street

Elliott Avenue from 11th Street to 10th Street

Ford Avenue from 11th Street to 10th Street

12th Street from Baxter Avenue to Greeley Avenue

11th Street from Armstrong Avenue to Chandler Avenue

10th Street from Baxter Avenue to Chandler Avenue

9th Street from Armstrong Avenue to Chandler Avenue

8th Street from Armstrong Avenue to Chandler Avenue

6th Street from Baxter Avenue to Chandler Avenue

Fairway Drive from Pleasant Avenue east and south to First Street

Fairway Circle

and this supplemental report was received by the council on November 21, 2016, and WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GLENCOE, MINNESOTA:

The council will consider the improvement of such streets in accordance with the report and the assessment of abutting property and properties for which benefit can be attributed for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement of \$5,480,000.

A public hearing shall be held on such proposed improvement on the 19th day of December, 2016, at the Glencoe City Center at 7:05 p.m. and the city administrator shall give mailed and published notice of such hearing and improvement as required by law.

Councilor Schrupp seconded the motion. Upon a roll call vote members Schrupp, Dietz, Ziemer and Perschau voted in favor. Member Robeck voted no. Whereupon said resolution was adopted and approved.

BIDS AND QUOTES: NONE

REQUESTS TO BE HEARD:

A. RELEASE DEVELOPMENT AGREEMENT WITH TWIN CITIES AND WESTERN RAILROAD

Councilor Schrupp introduced the following resolution authorizing the release of

TC & W Railroad from the development agreements from 1992 and 1993 resulting in clear title to their property:

**RESOLUTION NO. (2016-39)**

**RESOLUTION TO AUTHORIZE RELEASE OF TWIN CITIES AND WESTERN RAILROAD CO. FROM DEVELOPMENT CONTRACTS**

**WHEREAS**, Twin Cities & Western Railroad Company, a Minnesota corporation purchased and the City of Glencoe sold for one dollar (\$1.00) certain real property owned by the City legally described in Exhibit "A" attached hereto and incorporated by reference, and

**WHEREAS**, The City of Glencoe and Twin Cities & Western Railroad Company, a Minnesota Corporation are parties to that certain unrecorded Contract for Private Development dated March 5, 1992 as evidenced by that certain Quit Claim Deed filed January 21, 1994 as Document No. 257409, McLeod County, Minnesota; and that certain unrecorded Contract for Private Development dated October 23, 1992 as evidenced by that certain Quit Claim Deed filed January 21, 1994 as Document No. 257410, McLeod County, Minnesota and further evidenced by that certain Affidavit dated November 23, 1998, filed December 1, 1998 as Document No. 291139 pertaining to the real property legally described in Exhibit "A" attached hereto; and

**WHEREAS**, Twin Cities and Western Railroad Co. has satisfied all the terms and conditions of both the above described Development Contracts and the City is contractually bound to issue a release; and

**WHEREAS**, the City, through a majority City Council vote on July 18, 2016, authorized the above described sale and the execution of any required documents, however City Council's authorization on July 18, 2016 did not specifically authorize the release of the above described Development Contracts.

**WHEREAS**, Twin Cities & Western Railroad Company requires that the above mentioned Development Contracts be released and its title insurer requires that City Council approve the release executed by the Mayor and City Administrator on October 5, 2016, a copy of which is attached hereto as Exhibit "B".

**NOW THEREFORE, BE IT RESOLVED** by the City of Glencoe as follows:-

The executed Release signed by the Mayor and City Administrator attached hereto as Exhibit "B" is authorized by the City Council of the City of Glencoe.

Councilor Dietz seconded the motion. Upon a roll call vote all members voted in favor. Whereupon said resolution was adopted and approved.

**B. ASSESSMENT AGREEMENT WITH MCLEOD COUNTY FOR 2017**

Councilor Ziemer motioned to authorize the Mayor and City Administrator to execute the Assessment Agreement with McLeod County for 2017 for \$8.00 per parcel for 2413 parcels. Councilor Perschau seconded the motion. All members voted in favor.

**ITEMS FOR DISCUSSION:**

**A. ARMSTRONG AVENUE PROJECT UPDATE**

Paved and open to traffic. Hydro seeded a dormant seed. Final lift in 2017. Punch list reviewed by PWDs Schreifels and Voigt.

**B. FINANCE COMMITTEE MEETING, NOVEMBER 23, 2016 AT 3:00 P.M.**

Please note change in time to 3:00 p.m. to get agenda items wrapped up by 4:00 as it is Thanksgiving Eve.

**C. BUFFALO CREEK WATERSHED KICKOFF MEETING TO DISCUSS  
CENTRAL AND EAST WATERSHEDS**

Staff meeting Tuesday with SEH, BCWD consulting engineers being held as result of petition by City to have Buffalo Creek Watershed District assist with stormwater improvements in north central Glencoe and northeast Glencoe.

**ROUTINE BUSINESS:**

**PROJECT UPDATES:** PWD Voigt reported that leaf vacuuming complete, parks closed, brine applied, Judd Avenue has signage up, County needs to deed Judd Avenue to City and then open to traffic??

**ECONOMIC DEVELOPMENT:** TC & W, Rice Builders projects underway. BP Seeds land sale complete.

**PUBLIC INPUT:** Placement of stop sign at Stevens Avenue North and 11<sup>th</sup> Street discussion/clarification by Chief Raiter.

**REPORTS:** City Administrator Mark Larson attended the CGMC conference in Alexandria last Thursday. He will send information to council members.

**CITY BILLS:** Motion approving payment of city bills by Member Dietz, second by Member Ziemer. All voted in favor.

**ADJOURN:** Mayor Wilson called for adjournment at 7:26 p.m. Councilor Robeck entered that motion. Councilor Schrupp seconded. All voted in favor.