

GLENCOE CITY COUNCIL MEETING MINUTES  
OCTOBER 17, 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, Ziemer, Schrupp, Robeck and Dietz. Also present: City Administrator Mark Larson, City Attorney Jody Winters, Finance Director Trippel, PWDs Schreifels and Voigt, Police Chief Raiter.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

CONSENT AGENDA

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

A. Approve the minutes of the regular meeting of October 3, 2016.

B. Approve the following building permits:

35 – Over-the-Counter Permits –Re-roof/Reside/Window/Door Replacement

1. Andrew Weidendorf, 110 Edgewood Dr So., New Home

2. GRHS, Plumbing Permit

3. Bernie’s Furniture, Roof Repairs

4. Swan Lake Properties, 1612 15<sup>th</sup> St E; Remodel

5. GSL Schools, Plumbing Permit

6. Kurt Schuman, 229 Hennepin Ave N; Mechanical Permit

7. Jerry Schuettpelz, 610 Basswood St; Mechanical Permit

8. Cole Schlauderaff, 2104 Judd Ave N; Fence

9. John Schrupp, 1415 Elliott Ave N; Mechanical Permit

10. Paul Christensen, 2018 10<sup>th</sup> St E, Mechanical Permit

11. Ryan Freitag, 1326 DeSoto Ave N, Detached Garage/Porch Add’t

C. Approve the following licenses:

1. Shopko Hometown, 3.2 Off-Sale Liquor License Renewal

PUBLIC HEARINGS:

A. 7:15 P.M. HEARING - DELINQUENT BILLS OWED TO THE CITY

Mayor Wilson opened the public hearing. No input from the public was given. Motion to close hearing by Councilor Dietz. Second by Councilor Ziemer. All members voted in favor.

Resolution then introduced to certify the delinquent bills to the property taxes:

RESOLUTION NO. (2016-35)

RESOLUTION CERTIFYING COLLECTION OF DELINQUENT BILLS WITH 2017 TAXES

WHEREAS, certain properties have incurred costs to the City of Glencoe that have not been paid; and

WHEREAS, published and written notice has been sent to each property owner; and

WHEREAS, the City of Glencoe has held a public hearing regarding the payment of said bills:

NOW THEREFORE, BE IT RESOLVED by the City of Glencoe that:

- 1) The City Administrator is hereby authorized to certify to the County Auditor for collection with 2017 taxes those amounts owed to the City of Glencoe.
- 2) That those delinquent accounts are as follows:
  - A. Martinez Santiago, PID 22 060 4720 \$805-56
  - B. S & K Acquisitions, PID 22 060 3600 \$905-23
  - C. S & K Acquisitions, PID 22 060 3560 \$842.20
  - D. Fernando Cruz, PID 22 050 1840 \$300.36
  - E. Delores Thurn, PID 22 050 3680 \$613.22
  - F. Jerry & Barbara Scharpe, PID 22 060 0040 \$1,333.39

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:

##### A. QUOTE FOR SOIL BORINGS FOR BAXTER AVENUE PROJECT

The quote for soil borings in the 2017 Baxter Avenue Project was reviewed. Braun Intertec of St. Cloud is proposing a lump sum fee of \$8,928.00 to perform the service for 9 borings with completion in approximately 5 weeks from date of authorization.

Discussion concerned additional boring by VFW as requested by member Robeck and if State reimburses cost of performing the borings. SEH will be notified about request for boring by VFW and there has been no reimbursement in the past to perform borings.

Councilor Ziemer motioned approval of the quote by Braun Intertec in the amount of \$8,928.00. Councilor Perschau seconded the motion. Members Schrupp, Dietz, Ziemer and Perschau voted in favor. Member Robeck voted no. Motion carried.

#### REQUESTS TO BE HEARD:

##### A. SECOND READING OF ORDINANCE 596 – COUNCIL SALARY

Motion by Councilor Schrupp, second by Councilor Dietz approving second reading of Ordinance No. 596 increasing monthly salary of Mayor and City Council members. Members voting in favor: Schrupp, Dietz, Ziemer and Perschau. Member voting no, Robeck. Motion carried.

##### B. APPROVE SPECIAL USE PERMIT REQUEST OF 812 14<sup>TH</sup> ST E FOR MULTI-FAMILY DWELLING IN R-1 ZONE- PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing concerning the Special Use Permit request by Redwood Consulting regarding the residence at 812 14<sup>th</sup> St E. The request was for a multi-family dwelling. The Planning Commission recommends the approval of the request with the conditions that the dwelling be owner occupied, that there will be a limit of 8 off-street parking stalls and the permit will be reviewed annually by the Planning Commission. Councilor Robeck motioned approval of the Special Use Permit as recommended by the Planning Commission. Councilor Dietz seconded the motion. All members voted in favor.

##### C. REFUNDING BOND PROPOSAL

The Series 2010A Build America Bonds (BABs) issued by the federal government to stimulate the economy and issued with the government paying a portion of the interest. These bonds have been reviewed and it is recommended to refinance with tax exempt lower interest bonds, saving the city approximately \$160,000 over the life of the bonds.

Discussion let to Councilor Schrupp motioning approval of the bond refinancing with the following resolution:

RESOLUTION NO. 2016-36  
RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE  
OF APPROXIMATELY \$1,515,000 GENERAL OBLIGATION  
CAPITAL IMPROVEMENT PLAN REFUNDING BONDS, SERIES 2017A

BE IT RESOLVED By the City Council (the “Council”) of the City of Glencoe, Minnesota (the “City”) as follows:

1. Background. It is determined that:

(a) the City has previously issued its General Obligation Taxable Capital Improvement Plan Bonds, Series 2010A (Build America Bonds – Direct Pay), dated March 1, 2010, in the aggregate principal amount of \$2,000,000 (the “Series 2010A Bonds”) to finance the construction and equipping of a City Hall and Library facility in the City;

(b) at the option of the City, Series 2010A Bonds maturing on February 1, 2019 and thereafter are subject to redemption in whole or in part on February 1, 2018 or any date thereafter, at a price of par plus accrued interest;

(c) the City is authorized by Minnesota Statutes, Section 475.67, Subdivisions 3 and 13, as amended, to issue and sell its general obligation bonds to refund obligations and the interest

thereon before the due date of the obligations, if, consistent with covenants made with the holders thereof, when determined by this Council to be necessary or desirable for the reduction of debt service cost to the City;

(d)it is necessary and desirable to the sound financial management of the City and to reduce debt service cost to the City that it issue its General Obligation Capital Improvement Plan Refunding Bonds, Series 2017A (the “Bonds”), in the maximum aggregate principal amount of \$1,515,000, to refund at their redemption date the Series 2010A Bonds, of which \$1,615,000 in principal amount is callable on February 1, 2018; and

(e)this Council desires to proceed with the sale of the Bonds by direct negotiation with Robert W. Baird & Co. Incorporated (the “Purchaser”); and

(f)the City is authorized by Minnesota Statutes, Section 475.60, Subdivision 2(5), to negotiate the sale of the Bonds to the Purchaser, it being determined that the Bonds are crossover refunding obligations referred to in Minnesota Statutes, Section 475.67, Subdivision 13. The actions of City staff in negotiating the sale of the Bonds are ratified and confirmed in all respects.

2.Sale and Issuance of Bonds. The Purchaser intends to purchase the Bonds in an arm’s-length commercial transaction with the City. The Mayor and the City Administrator are authorized to approve the sale of the Bonds and to execute a Bond Purchase Agreement with the Purchaser for the purchase of the Bonds, provided the total aggregate principal amount does not exceed \$1,515,000 and the net present value savings derived from the redemption of the Series 2010A Bonds is not less than 5.00% per annum. The Bonds will carry a tax-exempt interest rate and will be certified by the City as “bank qualified” obligations under the \$10 million annual limit contained in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

3.Adoption of Ratifying Resolution. Upon approval of the sale of the Bonds by the Mayor and the City Administrator under the parameters set forth in Section 2 hereof, this Council will take action at a subsequent meeting thereafter to adopt the necessary ratifying resolution, as prepared by Eckberg Lammers, P.C., Bond Counsel to the City.

4.Expiration of Authority. If the Mayor and the City Administrator have not approved the sale of the Bonds to the Purchaser and executed a Bond Purchase Agreement by December 31, 2016, the authority granted in this Resolution shall expire and be of no further force and effect.

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

#### D. CHANGE ORDER NUMBER 2 –ARMSTRONG AVENUE PROJECT

Change Order Number 2 was brought before the council. This Order is requesting that Phase 7 be allowed to be delayed to spring of 2017 with substantial completion on or before June 18, 2017. Phase 7 includes the reconstruction of Highway 22 at 13<sup>th</sup> Street and Armstrong Avenue. This request is due to Phases 1 through 6 being delayed due to weather thus delaying the project completion. There is no cost to this change order.

Councilor Perschau motioned approval of Change Order Number 2 with Councilor Dietz seconding. All members voted in favor.

#### ITEMS FOR DISCUSSION:

##### A. ARMSTRONG AVENUE PROJECT UPDATE

Curb and gutter, backfill, paving work to be completed by October 31<sup>st</sup>.

##### B. JOINT MAINTENANCE FACILITY ROOF REPLACEMENT

Insurance adjuster inspected and informed city a new roof is needed. Bids are in and steel roof is the favorable option. State will need to approve costs are split 50/50 with city for the approximately \$20,000 additional fee to replace with steel.

#### ROUTINE BUSINESS:

PROJECT UPDATES: None

ECONOMIC DEVELOPMENT: None

**PUBLIC INPUT:**

Member Robeck – Lincoln Park temporary water line for Seneca Foods

**REPORTS:**

Mayor Wilson is attending the 212 Coalition meeting on Monday. The Coalition is taking a different approach to funding the improvements needed. Discussion to concern truck route designation to tap into Freight Funds.

**CITY BILLS:**

Motion to approve payment of the city bills by Member Perschau, second by Member Ziemer. All members voted in favor.

**ADJOURN:**

Mayor Wilson called for adjournment at 7:23 p.m. Councilor Dietz entered that motion. Councilor Ziemer seconded. All members voted in favor.

**ATTEST:**

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Mark D. Larson  
City Administrator

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Randy Wilson  
Mayor