

GLENCOE CITY COUNCIL MEETING MINUTES
JULY 17, 2017
7:00 P.M.

Mayor Wilson called the regular meeting of the City Council to order at 7:00 p.m. Members present: Alexander, Neid, Robeck and Ziemer. Member Schrupp was absent. Also present: City Administrator Mark Larson, City Attorney Mark Ostlund, Finance Director Trippel, PWDs Schreifels and Voigt, Chief Raiter.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

CONSENT AGENDA

Motion to approve consent agenda as presented by Member Neid, second by Member Alexander. All members present voted in favor.

- A. Approve the minutes of the regular meeting of June 19, 2017.

- B. Approve the following building permits:
 - 1. Dairy Queen, Sign Permit
 - 2. Gene Roush, 1209 14th St E; Detached Garage
 - 3. Kyle Sherrard, 1529 Armstrong Ave N; Deck
 - 4. Kirt Groe, 1402 Birch Ave N; Egress Window
 - 5. John Kunkel, 2258 Hennepin Ave N; Front Porch
 - 6. Joel Cohrs, 1607 Judd Ave N; Re-roof
 - 7. Mark Schmitz, 1517 14th St E; Mechanical Permit
 - 8. James Wagner, 808 Russell Ave N; Mechanical Permit
 - 9. Adam Lindeman, 720 Oak Leaf Rd; Re-roof
 - 10. Terry Anderson, 1603 Baxter Ave N; Re-roof
 - 11. Michael Nelson, 1706 Fir Ave N; Re-roof
 - 12. Jeremy Koll, 1719 Greeley Ave N; Re-roof
 - 13. LeeAnn Fritz, 1720 Ford Ave N; Fence
 - 14. Craig Foley, 1411 Chandler Ave N; Front Porch, Attached Garage
 - 15. Mike Schultz, 2013 15th St E; Re-roof
 - 16. Richard Feltman, 105 Wacker Dr; Re-roof
 - 17. Dennis Brede, 1406 Fir Ave N; Window Replacement
 - 18. Bernie Neu, 1428 Knight Ave N; Re-roof
 - 19. Bernie Neuhaus, 610 1st St E; Plumbing Permit, Misc Permit
 - 20. Cheryl Herout, 625 1st St E; Re-roof
 - 21. Duane Klaustermeier, 385 Edgewood Dr; Window Replacement
 - 22. Rod Tessmer, 1308 Sunrise Dr; Window Replacement
 - 23. Chris Knudten, 206 Fairway Circle; Mechanical Permit
 - 24. Paul Christensen, 2018 10th St E; Fence
 - 25. Roseann Ballard, 331 Hennepin Ave N; Re-roof
 - 26. John Scheidt, 1811 Knight Ave N; Re-side, Window Replacement
 - 27. Deb Bargmann, 1312 Armstrong Ave N; Re-roof

PUBLIC HEARINGS: None Scheduled

BIDS AND QUOTES:

A. CHANGE ORDER NUMBER 3-BAXTER AVENUE PROJECT

Baxter Avenue Project Change Order No. 3 in the amount of \$15,720.00 was presented to the council and recommended for approval. The Change Order is for gate valve removal and patch (including mill and overlay) on Chandler Avenue North of the railroad tracks. The monies will come from the reserve fund on the project.

Councilor Neid entered the motion to approve Change Order No. 3 in the amount of \$15,720.00. Councilor Ziemer seconded the motion. All members present voted in favor.

REQUESTS TO BE HEARD:

A. HOLIDAY DECORATIONS REQUEST

Joe Pauman with Glencoe Area Chamber Tourism Committee presented the request of City participation in the purchase of new holiday decorations for the street lights. Estimated cost of the project is \$70,000.00. The Chamber is asking the City to be the fiscal agent in receiving funds from donations to purchase the decorations and that the City contribute \$10,000.00 to the project.

Motion by Councilor Alexander and second by Councilor Robeck to approve the request that the City be the fiscal agent and that the Tourism Committee can begin accepting donations for the project. City funding for the project will be discussed further at the next Finance Committee Meeting. All members present voted in favor.

B. WWTP PERMIT & PLANT EXPANSION

1. LAWSUIT WITH MPCA:

The contested case concerns permitted phosphorus levels. The City has met with the MPCA to discuss the possibility of moving ahead with the improvements and what would need to be done with the lawsuit to make it happen.

The bonding bill passed from the Minnesota Legislature expanded the grant funds for the PSIG program of which the City of Glencoe could potentially be eligible for \$7 million for the phosphorus related costs. The City will not have reasonable assurance of the funding available for them until mid-August when the draft Intended Use Plan is developed. The City will make a decision at that time whether they will drop the contested case and consider a phased approach to the project starting with the

construction of a new main lift station and other non-phosphorus related improvements.

2. POINT SOURCE IMPLEMENTATION GRANT APPLICATION WITH THE PUBLIC FACILITIES AUTHORITY

Councilor Alexander entered the following resolution for approval:

RESOLUTION NO. 2017-23

AUTHORIZING THE CITY OF GLENCOE TO SUBMIT A POINT SOURCE IMPLEMENTATION GRANT TO THE MINNESOTA PUBLIC FACILITIES AUTHORITY (PFA) AND TO AUTHORIZE CITY OFFICIALS TO EXECUTE A GRANT AGREEMENT ON BEHALF OF THE CITY OF GLENCOE FOR THE WASTEWATER TREATMENT FACILITY IMPROVEMENT PROJECT

WHEREAS, the Point Source Implementation Program, established in Minnesota Statutes 446A.073, as amended provides funds for construction projects; and

WHEREAS the City of Glencoe is hereby applying to the Minnesota Public Facilities Authority for funds to be used for eligible costs for the Wastewater Treatment Facility Improvement Project.

BE IT RESOLVED that the City of Glencoe has the legal authority to apply for the grant, and the financial, technical, and managerial capacity to ensure property construction, operation and maintenance of the project for its design life.

BE IT FURTHER RESOLVED, that upon approval of its application by the PFA, the City of Glencoe may enter into an agreement with the PFA for the above referenced project, and that the City of Glencoe certifies that it will comply with all applicable laws and regulations as stated in all contract agreements described in the Compliance listing of the grant application.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GLENCOE, MINNESOTA, that the Mayor and City Administrator, or their successors in office, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the above project on behalf of the City of Glencoe.

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

3. RATE DISCUSSION:

Possible rate structures that would be required to fund debt service for the wastewater treatment plant expansion and the pre-design activities that must take place before any construction can begin were reviewed.

4. SUPPLEMENTAL LETTER AGREEMENT WITH SEH FOR PRELIMINARY DESIGN

Councilor Ziemer entered the motion to approve the Supplemental Letter Agreement with SEH for the Preliminary Design. Second by Councilor Neid. All members present voted in favor.

C. RESOLUTION NO. 2017-24 ACQUIRE PROPERTY FOR CENTRAL CORRIDOR STORM SEWER PROJECT

City Attorney Mark Ostlund presented the resolution to acquire a property for the 2018 Central Storm Sewer Project. The current owner rejected the offer of \$35,000.00 from the City of Glencoe based upon the appraisal. Member Robeck asked if the City could offer more than the appraised value. Attorney Ostlund stated that this is not usually done as they are being offered fair market value. Councilor Alexander entered the motion approving the resolution.

**RESOLUTION NO. 2017-24
A RESOLUTION FOR ACQUISITION OF PROPERTY LEGALLY
DESCRIBED ON EXHIBIT A**

WHEREAS, the City of Glencoe finds it necessary for the benefit and use of the public to acquire the property described in Exhibit A (hereinafter Property), and

WHEREAS, the City of Glencoe needs to acquire the property as part of the 2018 Public Improvement Project (hereinafter Project), and

WHEREAS, the acquisition of said property is in the public interest and serves a valid public purpose, and

WHEREAS, the property and interests thereon are required for the project, and

WHEREAS, the land and interests thereon which are needed for the project are a fee simple absolute interest in the land described in Exhibit A, which is attached hereto, and

WHEREAS, the City of Glencoe needs to begin acquiring the property and to begin the project, and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Glencoe as follows:

That the City Attorney or designee is hereby authorized to proceed to acquire the property in accordance with Minnesota Statutes.

That the City of Glencoe hereby authorizes the acquisition of the property that cannot be successfully acquired through negotiation by eminent domain.

That the City hereby requests that the city attorney file the necessary petition therefore, and to prosecute such action to a successful conclusion or until it is abandoned, dismissed, or terminated by the City or Court.

EXHIBIT A

Lot Six (6) and one-half of the North/South alley adjacent thereto, Block Fifty-eight (58), Town of Glencoe, McLeod County, Minnesota

Councilor Neid seconded. Upon a roll call vote members Neid, Ziemer and Alexander voted in favor. Member Robeck vote no. Whereupon said resolution was adopted and approved.

D. PRESENTATION OF MORNINGSIDE AVENUE PROJECT

John Rodeberg, SEH, presented an overview including project background, issues and project scope and financing of the proposed 2019 Morningside Avenue Completion Project. Total costs of \$4,960,000. Funding breakdown as follows: \$2,350,000 State LRIP Funds, \$1,165,000 County, \$1,165,000 City, \$300,000 rail funding. Council member Neid questioned why only two houses by the railroad tracks were being proposed for acquisition and not all the properties? The ones closest to the railroad tracks will need to be acquired due to back slope from the road being raised.

No action taken.

E. PLANNING COMMISSION RECOMMENDATIONS

1. VARIANCE PERMIT REQUEST OF JERRY SCHARPE, 1519 HENNEPIN TO ALLOW FOR METAL SIDED GARAGE

Planning Commission recommended to deny the request for metal siding on the garage.

Mr. Scharpe stated his case.

Mayor Wilson set forth a motion to bring Jerry Scharpe's variance request to Personnel and Legislative Committee at its next meeting to further discuss and investigate whether Mr. Scharpe should receive the variance for vertical metal siding on the garage. Member Robeck seconded. Voting in favor, Robeck and Neid. Voting no, Ziemer and Alexander. Mayor Wilson (due to absence of Schrupp) broke the tie with a yes vote.

2. VARIANCE PERMIT REQUEST OF JAMES TIEMAN, 1729 HENNEPIN TO ALLOW FOR FENCE ON PROPERTY LINE

Councilor Robeck entered the motion approving the variance permit request of James Tieman, 1729 Hennepin Ave N to allow for fence on property line. Councilor Alexander seconded. All members present voted in favor.

3. VARIANCE PERMIT REQUEST OF RYAN VOSS, 1015 12TH ST E TO ALLOW FOR PROPERTY SUBDIVISION FOR GARAGES TO BE BUILT

Councilor Ziemer motioned to approve the variance request of Ryan Voss to allow garages to be built with no principal structure at 1015 12th St E.

Councilor Neid seconded. All members present voted in favor.

4. ANNEXATION REQUEST – POLIFKA LOTS

Motion by Councilor Robeck, second by Councilor Neid to authorize the city attorney to draft an annexation ordinance to annex three lots owned by Ken Polifka into the City of Glencoe. All members present voted in favor.

F. KANDIS HANSON, RELATIONSHIP MANAGER, MN SPECT INC.

Appeared before the council to give an update on first half 2017 construction/permit activity for the City of Glencoe.

ITEMS FOR DISCUSSION:

A. BAXTER AVENUE PROJECT

On schedule.

B. CENTRAL CORRIDOR STORM SEWER UPDATE

Plans are progressing.

ROUTINE BUSINESS:

PROJECT UPDATES: Hennepin Avenue Project-still being reviewed by MnDOT Archery Range nearing completion.

ECONOMIC DEVELOPMENT: None

PUBLIC INPUT: None

REPORTS: None

CITY BILLS: Motion to approve payment of city bills by Councilor Robeck, second by Councilor Alexander

ADJOURN: Mayor Wilson called for adjournment at 9:07 p.m. Councilor Robeck entered the motion with Councilor Alexander seconding. All members present voted in favor.