

GLENCOE CITY COUNCIL MEETING MINUTES
FEBRUARY 5, 2018
7:00 P.M.

Mayor Wilson called the regular meeting of the city council to order at 7:00 p.m. Members present: Schrupp, Ziemer, Neid, Robeck and Alexander. Also present: City Administrator Mark Larson, City Attorney Mark Ostlund, Assistant City Administrator Dan Ehrke, Public Works Directors Schreifels and Voigt, Police Officer Rohloff and Fire Chief Grack. Absent: Finance Director Trippel.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

CONSENT AGENDA

Councilor Alexander entered the motion approving the consent agenda as presented. Councilor Robeck seconded. All members voted in favor.

- A. Approve the minutes of the regular meeting of January 16, 2018.
- B. Approve the following building permits:
 - 1. Olson Elevator, 1218 Hennepin Ave N; Demolition Permit
 - 2. GRHS, 1805 Hennepin Ave N; Sprinkler System
 - 3. Gale Roth, 1805 Ives Ave N; Misc Permit for wall anchors
 - 4. Mike Morris, 104 Interwood Dr; Mechanical Permit
 - 5. James Raiter, 2015 Fairway Circle; Window Replacement
 - 6. Louis Tessmer, 202 Wacker Dr; Window Replacement, Reside
 - 7. Otto Klopp, 1103 12th St E; Plumbing Permit
- C. Approve the following licenses:
 - 1. Main Street Sports Bar; Liquor License Renewal

PUBLIC HEARINGS: None Scheduled

BIDS AND QUOTES: None Scheduled

REQUESTS TO BE HEARD:

A. ADMINISTER OATH OF OFFICE TO NEW FIRE FIGHTERS AND OFFICERS

Mayor Wilson administered the oath of office to the recently elected officers of the Fire Department as the first order of business.

B. MORNINGSIDE AVENUE AGREEMENT WITH MCLEOD COUNTY

City Administrator Mark Larson stated the action recommended by the City Council is to approve authorizing the Mayor and City Administrator to execute the Cooperative Agreement for Construction on County State Aid Highway 15 (Morningside) between 11th Street and 16th Street with McLeod County. This project is to take place in 2019.

Informational meetings were held recently with the EDC, Council members and Planning Commission members. The EDC input given was that this project is a key corridor that addresses current safety issues along Union Avenue as well as an opportunity to foster future development by linking the north and south sides of US Highway 212. The Committee voted unanimously recommending the City Council to proceed with the cooperative agreement with McLeod County to advance the project.

Questions were taken and further discussion held resulting in Councilor Alexander entering the motion authorizing the Mayor and City Administrator to execute the agreement with McLeod County to move ahead with the construction of the Morningside Corridor in 2019. Councilor Robeck seconded. Members voting in favor were Neid, Robeck, Ziemer and Alexander. Member Schrupp entered a no vote. Motion carried.

C. APPOINT BOARD MEMBERS: PLANNING COMMISSION AND PARK BOARD

Motion to appoint Robert Sens to the Planning and Industrial Commission and Amanda Ortloff to the Park Board entered by Councilor Robeck and seconded by Councilor Ziemer. All members voted in favor.

D. REVIEW PURCHASE AGREEMENT FOR ECONOMART PROPERTY

Assistant City Administrator Dan Ehrke informed the Council that the EDC reviewed the purchase agreement submitted by Ratcliff Development LLC for the Economart lot at its last meeting. The 1.3 acre site is in downtown Glencoe and is owned by the City. The company has offered \$59,502.50 for the property. Their intent is to acquire the property to construct a 9100 sq. ft. Dollar General Store. The committee stated that this would be a good use of the property as well as an opportunity to bring additional retail shoppers to the downtown commercial corridor, which in-turn would benefit other businesses. The City has a DEED Redevelopment Loan against this property, which offers “up to” 50% of the amount of the \$83,000 loan to be forgiven. The City has approximately \$120,000 of cost in the site which includes the demolition the old Economart grocery store.

Deed restrictions do apply regarding businesses the City cannot facilitate within a one mile radius of the property. The purchase agreement addresses existing assessments/improvements will remain and be a part of the transaction.

Discussion led to a motion by Councilor Neid and second by Councilor Alexander to enter into a Purchase Agreement with Ratcliff Development LLC for the Economart lot. All members voted in favor.

E. LAND ACQUISITION FOR MULTI-FAMILY HOUSING- PANTHER HEIGHTS

Dan Ehrke, Assistant City Administrator, brought before the Council a revised concept design for Glencoe Multi-Family, LLC. The design focuses on the five acres on the west side of a 10 acre parcel located in the Panther Heights Development. The concept will be built in two phases with phase one showing 50 units and 36 units in phase two.

As previously discussed when looking at Helen Baker School site, the developer is asking for assistance with site acquisition and extending 14th Street and stubbing in the water

and sewer. Minimum storm sewer improvement costs would be incurred by the City. The City would acquire the property and lead the infrastructure improvements. This project would require a development/business subsidy agreement between the City and the developer. Tax Abatement will be the mechanism use for reimbursing its business assistance costs which are estimated at \$370,000. Recommended also was the option for the City to purchase the eastern five acres at a later date if additional development opportunities arise as fill could be brought in to the site to address floodplain issues.

Councilor Alexander entered the motion to approve the Purchase Agreement as presented with the contingency that a Business Subsidy Agreement be put in place. Councilor Ziemer seconded the motion. All members voted in favor.

ITEMS FOR DISCUSSION:

A. TOWNSHIP BOARD MEETING –FIRE DEPARTMENT, FEBRUARY 22, 2018
AT 7:00 P.M.

Council members are invited and encouraged to attend.

B. 90% PLAN REVIEW CENTRAL STORM CORRIDOR- FEBRUARY 6, 2018 AT
9:00 A.M.

To be held in the West Conference Room.

C. LEGISLATIVE ACTION DAY- CGMC

This will take place on March 14th. Mayor Wilson plans to attend. All other members are encouraged to attend.

ROUTINE BUSINESS:

PROJECT UPDATES: Nothing further to report.

ECONOMIC DEVELOPMENT: Nothing further to report.

PUBLIC INPUT: Dave Meyer, Manager of Light and Power Commission gave an update to the council concerning the Commission's activities.

REPORTS: Nothing further to report.

CITY BILLS: Councilor Ziemer motioned to approve payment of the city bills. Councilor Neid seconded. All members voted in favor.

ADJOURN: At 7:45 p.m. Mayor Wilson called for adjournment. Councilor Robeck entered that motion with Councilor Neid providing the second. All members voted in favor.