

GLENCOE CITY COUNCIL MEETING MINUTES  
TUESDAY, FEBRUARY 20, 2018  
7:00 P.M.

Mayor Wilson called the regular meeting to order at 7:00 p.m. with the following members present: Neid, Schrupp, Robeck and Alexander. Member Ziemer was absent. Also present: City Administrator Mark Larson, City Attorney Mark Ostlund, Public Works Directors Schreifels and Voigt. Finance Director Trippel and Police Chief Raiter.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

CONSENT AGENDA

Motion to approve consent agenda as presented entered by Councilor Alexander and seconded by Councilor Neid. All members present voted in favor.

A. Approve the minutes of the regular meeting of February 5, 2018.

B. Approve the following building permits:

1. Michelle Eckenrode, 708 11<sup>th</sup> St E; Plumbing Permit
2. Chad LaPlante, 1220 15<sup>th</sup> St E; Re-roof
3. Craig Foley, 1411 Chandler Ave N; Mechanical Permit
4. Maria Salazar, 1314 Elliott Ave N; Re-roof
5. Tyler Lang, 406 18<sup>th</sup> St W, Window Replacement
6. Connie Casey, 1415 DeSoto Ave N; Window Replacement

C. Approve the following licenses:

1. VFW, Liquor License Renewal
2. Glencoe Brewers Baseball Association, Liquor License Renewal
3. Happy Hour Inn, Liquor License Renewal
4. Glencoe Country Club, Liquor License Renewal

PUBLIC HEARINGS:

A. 7:05 P.M. MS4 PUBLIC HEARING

Mayor Wilson opened the public hearing. PWD Schreifels gave an overview of the Municipal Separate Storm Sewer System (MS4) general permit as mandated by the federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency. The MS4 permitting program gives owners or operators of municipal separate storm systems approval to discharge stormwater to lakes, rivers and wetlands. The primary goal of the MS4 general permit is to improve water quality by reducing pollutants in stormwater discharges and aims to ensure proper management of stormwater discharges into waters of the state.

A review of the six important components of Stormwater Pollution Prevention program of the City of Glencoe for 2017 was presented.

There was no public input. Motion to close the hearing by Councilor Robeck and second by Councilor Neid. Members voting in favor were Neid, Alexander and Schrupp. Robeck entered a no vote. Motion carried.

B. RESOLUTION NO. 2018-02 SETTING TIF HEARING

Since the last meeting, the developer has indicated that their financial projections were hitting a shortfall after recalculating their development costs. Based on the new information and request for sharing the tax increment that would be generated through the project to offset the shortfall, we worked with Shannon Sweeney to determine appropriate options. It was ultimately determined to establish a housing Tax Increment Financing district to provide sufficient revenues to accommodate this request since TIF increment would include the School District and County tax revenues.

Councilor Schrupp entered the following resolution and moved for its adoption:

RESOLUTION NO. 2018-02  
CALLING PUBLIC HEARING  
ON THE MODIFICATION OF MUNICIPAL DEVELOPMENT DISTRICT NO. 3,  
THE MODIFICATION OF THE DEVELOPMENT PROGRAM RELATED THERETO,  
THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 3-19  
THEREIN,  
AND THE ADOPTION OF A TAX INCREMENT FINANCING PLAN RELATING  
THERETO

BE IT RESOLVED by the City Council (the "Council") of the City of Glencoe, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet on Monday, April 16, 2018, at approximately 7:00 p.m. to hold a public hearing on the following matters: (a) the proposed modification #1 of Municipal Development District No. 3, (b) the adoption of the modified Development Program relating thereto, (c) the establishment of Tax Increment Financing District No. 3-19 therein, and (d) the adoption of the Tax Increment Financing Plan relating thereto, pursuant to and in accordance with Minnesota Statutes, Section 469.124 to 469.134 and 469.174 to 469.1794, inclusive, as amended (the "Act").

2. Notice of Hearing. Filing of Program and Plan. The City Administrator is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act, and to place a copy of the proposed Development Program for Modification #1 of Municipal Development District No. 3 and the proposed Tax Increment Financing Plan for Tax Increment Financing District No. 3-19 on file in City Administrator's Office at City Hall and to make such copies available for inspection by the public.

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

No action was taken on the draft of the development agreement with Glencoe Multi Family Housing for the construction of an apartment project on the 5 acres east of Grand Meadows at this time as the agreement is being revised.

BIDS AND QUOTES:

A. RESOLUTION NO. 2018-03 APPROVE SPECS & PLANS, SET BID OPENING/  
CENTRAL STORM

John Rodeberg, SEH, reviewed the Central Storm Corridor project and stated that the next step to move things forward would be to approve the specs and plans and set the bid opening.

Preliminary funding was given to members for review. This project will require an increase in the property tax levy and an increase in the Storm Water fee.

Councilor Neid entered the following resolution and moved for its adoption:

RESOLUTION NO. 2018-03  
APPROVING PLANS AND SPECIFICATIONS AND  
ORDERING ADVERTISEMENT FOR BIDS

WHEREAS, pursuant to resolutions passed by the council on March 20, 2017, and November 20, 2017, the consulting engineer retained for the purpose has prepared plans and specifications for the construction of the **Central Storm Sewer Project**, and has presented such plans and specifications to the council for approval;

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

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
2. The City Administrator shall prepare and cause to be inserted in the official paper an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published as required by law, shall specify the work to be done, and shall state that bids will be received by the City Administrator until 10:00 a.m. on Thursday, March 22, 2018, at which time they will be publicly opened in the council chambers of the Glencoe City Hall by the City Administrator and engineer, will then be tabulated, and will be considered by the council at 7:00 p.m. on Monday, April 2, 2018, in the council chambers of the Glencoe City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the council on the issue of responsibility. No bids will be considered unless sealed and filed with the City Administrator and accompanied by a cashier's check, bid bond, or certified check payable to the clerk for 5 percent of the amount of such bid.

Councilor Schrupp seconded the motion. Upon a roll call vote members entering a yes vote were Alexander, Neid and Schrupp. Member Robeck entered a no vote. Whereupon said resolution was adopted and approved.

REQUESTS TO BE HEARD:

A. WASTE WATER RATES

Karen Cavett with SEH, reviewed the 3 year plan for a Sanitary Sewer rate increase to pay for the \$22.35 million improvements to the Waste Water Treatment Plant. The \$7 million Point Source Implementation Grant is hinged on the city adopting a rate structure that will help repay low-interest loans for financing the upgrades.

The need for repairs and upgrades was once again brought before the council by Jessica Hedin with SEH, noting that some parts of the plant are over 50 years old.

Councilor Schrupp entered the motion to approve the proposed rate increase for the 3 year plan to fund the Waste Water Treatment Plant improvements by Resolution No. 2018 -04. No second was entered by the members. Motion died for lack of a second.

ITEMS FOR DISCUSSION:

A. RURAL FIRE MEETING – FEBRUARY 22, 2018 AT 7:00 P.M.  
Council members are encouraged to attend.

ROUTINE BUSINESS:

PROJECT UPDATES: None

ECONOMIC DEVELOPMENT: None

PUBLIC INPUT: None

REPORTS: In packet

CITY BILLS: Motion to approve payment of the city bills was entered by Councilor Robeck, second by Councilor Neid. All members present voted in favor.

ADJOURN: Mayor Wilson called for adjournment at 8:50 p.m. Councilor Robeck entered that motion. Councilor Neid seconded. All members present voted in favor.