



SMALL CITY  BIG FUTURE

GLENCOE CITY COUNCIL MEETING MINUTES
October 16, 2023 – 7:00pm
City Center Ballroom

Attendees: Ryan Voss, Yodee Rivera, Sue Olson, Mark Hueser, Paul Lemke, Cory Neid

City Staff: Mark Larson, Kelly Hayes, Mark Ostlund, Jamie Voigt, Mark Lemen, Todd Trippel, Tony Padilla

Others: Lowell Anderson, Rich Glennie, Al Robeck, Justin Black, Chuck & Gerri Perlich, Darlene Hennessey, Jeff Scharpe, Charlie & Sharon Czycalla, Fred & Cathy Werth, Brody Bratsch, Tracy Reimann

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Meeting was called to order by Mayor Voss at 7:00pm with all members present.

2. APPROVE THE AGENDA

Motion: Neid, seconded by Olson to approve the agenda. All in favor, motion carried.

3. CONSENT AGENDA

A. Approve City Council Minutes of October 2, 2023

B. Approve 3.2% Liquor License for Kwik Trip

Motion: Lemke, seconded by Hueser to approve the consent agenda. All in favor, motion carried.

4. PUBLIC COMMENT (agenda items only)

Resident Alan Robeck questioned why an old application was used for him applying to be on the Charter Commission. He also doesn't understand why "it" says that he has been on the Charter for 19 months and no one told him.

5. PUBLIC HEARINGS

A. Public Hearing on Delinquent Charges owed to the City of Glencoe – Approve Resolution 2023-35 to assess to property Taxes for Collection

Mayor Voss opened the public hearing at 7:08pm.

Resident Dan Peterson spoke on his purchase of the former hazardous property at 1329 13th Street East. He bought the property as a tax forfeiture sale by a McLeod County auction for \$7900. Mr. Peterson was aware of the assessment fee before purchasing it. The assessment of \$18,230.87 would go toward the expense that City incurred for tearing the building down and removing the remains. Mr. Peterson is asking to abate some or a portion of the assessment. City Administrator Larson noted that precedence the City has never reduced an assessment for the sale of a property.

Motion: Neid, seconded by Rivera to close the public hearing at 7:21pm. All in favor, motion carried.

Motion: Olson, seconded by Neid to remove Dan & Renae Peterson from the Resolution until they are able to make a more informed decision. All in favor, motion carried.

Motion: Lemke, seconded by Hueser to approve Resolution 2023-35 (minus Dan & Renae Peterson) to Assess to Property Taxes for Collection. All in favor, motion carried.

B. Public Hearing on 2023 Pavement Project – Approve Resolution 2023-36 to Certify to Assessments for Collection with Property Taxes

Mayor Voss opened the public hearing at 7:23pm. City Engineer, Justin Black, gave a presentation on the 2023 Pavement Project. Resident Alan Robeck asked if you went to the County on January 2nd, would you have to pay the interest? Mr. Black noted: yes, once the assessments are certified to the county, you will be required to pay the full year of interest. Mr. Robeck then asked if they have to

pay the interest because the counties billing doesn't recognize the cities billing? He then spoke about assessments not being known when buying a house. He asked if there was some way to get these two factions to work together so there isn't so much interest?

Mr. Black responded that he is speculating as to why they (the County) process the interest the way that they do; one thought is it is easier to calculate a year's worth of interest rather than someone coming in mid-month and trying to calculate it by day. As to the real estate sales, Mr. Black said that it is common that assessments are negotiated during the sale of the property.

Motion: Lemke, seconded by Neid to close the public hearing at 7:38pm. All in favor, motion carried.

Motion: Neid, seconded by Hueser to Approve Resolution 2023-36 to Certify to Assessments for Collection with Property Taxes. All in favor, motion carried.

C. Public Hearing on 1234 Greeley Avenue - Approve Resolution 2023-37 to send to District Court

Mayor Voss opened the public hearing at 7:39pm.

Tracy Reimann of MNSpect did a search of the property with Detective Fiebelkorn on April 21, due to complaints that it was in disrepair. Mr. Reimann spoke of how there was water seepage from the roof. There were times that he didn't know if the floor would be able to hold him at times. There was a minimum of two feet of water throughout the basement. Open wiring and electrical panels. He observed the roof from another property on a different date and it was very evident that the roof membrane had collapsed. Councilor Lemke asked if it was financially feasible for someone to repair it. Mr. Reimann went through the list of things that would need to be repaired and he said that it is probably repairable but it is going to be costly. At that time Mr. Ostland noted that the hearing is to decide if it is a fire hazard, or hazardous for someone encountering the building from the outside and inside.

Owner of 1234 Greeley, Pat Nseumen, spoke. He failed to understand how it could be a fire hazard since the electric is turned off. He said that he would be able to fix any siding that has fallen off and he currently has 5 bids for the roof to be done. He had spoken to the City Administrator a while back on what he had planned for the business, however, there were circumstances that stopped that. He would be willing to come back at the November meeting to show his business plan.

Councilperson Hueser asked about the integrity of the walls, specifically the cracked stucco and the walls coming down. Mr. Nseumen stated that he would need a contractor to go through the building to give him an assessment of it. He stated that he would be ready to go through plan review right before Thanksgiving. He said that him and his guys need to remove the soaked furniture from the building, but they need to do that without getting a letter from the City.

Mr. Hueser asked if the property taxes were current. Mr. Nseumen said that he has been emailing with someone in finance about that. Hueser then asked if he had liability insurance. Nseumen said that the contractor would carry that. Hueser said that he wasn't asking about the contractor's insurance, he was asking about the property owner's insurance in case the wall comes down on the people at Main Street Sports Bar. He then asked the attorney if that can be requested. Attorney Ostlund stated that isn't part of the statute, however, if there is going to be a stipulated agreement, then the City could require that.

Resident, Jeff Scharpe, owner of the adjacent property spoke. His property shares a common wall with 1234 Greeley. His property has experienced residual property damage from the shared wall and water intrusion from the failed roof. Mr. Scharpe stated that he is there 5 days a week and he has not seen anyone repair anything in the building, he has only seen people take things out. Mr. Scharpe asks that the council approve the resolution to force them to do something within 30 days or the council take further action to have the building condemned.

Motion: Lemke, seconded by Hueser to close the public hearing at 8:11pm. All in favor, motion carried.

Motion: Lemke, seconded by Olson to approve Resolution 2023-37, giving the property owner 30 days to start repairing. All in favor, motion carried.

- Mr. Lemke also noted that he would like to see the building fixed and brought back and back to life in our Downtown, but he wants to put some hurriedness into the owner to get it going. Attorney Ostlund noted that the 30 day deadline on the resolution is the statute minimum, however, the date can be pushed out if the council feels like there is adequate progress being made. Councilor Rivera wanted confirmation that this was going to be on the agenda on the 2nd meeting of November, Ostlund agreed.

6. BIDS AND QUOTES

Supplemental Letter Agreement with SEH for survey work and soil borings for Hennepin Avenue project with McLeod County.

With the extra meeting between now and the next council meeting on November 6, and winter will be knocking on the door, City Administrator Larson asked that the survey work and soil borings be completed possibly before the next meeting for the Hennepin Avenue project with McLeod County in 2025. Based upon the initial costs, The City's portion is 36% and The County's portion is 64%. McLeod County Engineer and Public Works Director Andrew Engel has asked Larson if the City can be the lead agency on the project. Larson noted that the City was lead agency on the 13th Street reconstruction and the golf course road. The survey work is estimated not to exceed \$18,500 and the soil borings not to exceed \$11,000. Councilor Neid questioned who makes the decisions such as the 10 foot trail that is in the preliminary plan. City Engineer Black said that was discussed in some preliminary plans, but the City Council and the County would make the final decisions on the final plans.

Motion: Lemke, seconded by Neid to approve doing the land survey and soil borings. All in favor, motion carried.

7. REQUESTS TO BE HEARD

- A.** Approve Resolution 2023-38 authorizing the Mayor and City Administrator to execute the Agreement with Minnesota Department of Transportation (MNDOT) to include Watermain removal and reconstruction during Roundabout construction on T.H. 212 at Morningside Avenue

Motion: Neid, seconded by Hueser to Approve Resolution 2023-38 authorizing the Mayor and City Administrator to execute the Agreement with Minnesota Department of Transportation (MNDOT) to include Watermain removal and reconstruction during Roundabout construction on T.H. 212 at Morningside Avenue. All in favor, motion carried.

- B.** Approve Resolution 2023-39 to appoint members of the Charter Commission

Motion: Olson, seconded by Rivera to Approve Resolution 2023-39 to appoint members of the Charter Commission. Vote 4 – 1 with Neid against. Motion carried.

8. ITEMS FOR DISCUSSION

- A.** First reading of the amendment to the Animal Ordinance 623 to allow for the keeping of chickens and set public hearing for November 6, 2023, at 7:00pm.

Motion: Hueser, seconded by Neid to approve the First reading of the amendment to the Animal Ordinance 623 to allow for the keeping of chickens. All in favor, motion carried.

Motion: Lemke, seconded by Neid to set the public hearing November 6, 2023, at 7:00pm. All in favor, motion carried.

9. ROUTINE BUSINESS

- A.** Project Updates
B. Economic Development
C. Public Input

Resident Alan Robeck stated that the Charter frowns upon councilmembers being on the Charter. Attorney Ostland said that the Charter doesn't state that. Mr. Robeck continued how he believes if a council person is on the Charter, they are getting more than one vote. Ostland stated that this should have been brought up at the beginning of the meeting (before the Resolution was discussed).

Resident Cheryl Hoops spoke on the blight issue. 1604 10th Street evidentially got a blight notice that they had stuff sitting on their driveway. The owners got a Waste Management 4' x 8' green bag in June and now it is still sitting on their property. Ms. Hoops contacted Waste Management to find out what these green bags are about. She was told that the green bags hold up to 3300 pounds and the property owner must call Waste Management, pay a \$175 fee and then Waste Management will pick

up the bag. Ms. Hoops said that it has been sitting there from June to October and she is predicting that she is going to still be seeing it in December with snow in it. The next property is 2015 9th St. She said that they have a dresser and a rocking chair with stuff on it on their property since they moved their last year before school started. She has contacted the police department, city offices and her council person, and the stuff is still sitting on the property.

D. Reports

E. City Bills

Motion: Neid, seconded by Lemke to pay the City bills. All in favor, motion carried.

10. ADJOURNMENT

Motion: Neid, seconded by Rivera to adjourn at 8:51pm. All in favor, motion carried.