

Attendees: Ryan Voss, Sue Olson, Cory Neid, Mark Hueser, Paul Lemke, Luz Duvall

City Staff: City Administrator Mark Larson, City Attorney Mark Ostlund, Public Works Director Mark Lemen, Assistant City Administrator Jon Jerabek, Finance Director Todd Trippel, Deputy City Clerk Kelly Hayes, Police Chief Tony Padilla

Others: Lowell Anderson, Rich Glennie, Milan Alexander, Karin Ramige, Daryl Luthens, Doug Krueger, Shannon Sweeney, Terry Schneider, Al Robeck, Myranda VanDamme

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Ryan Voss called the meeting to order at 7:00pm with all members present.

2. APPROVE THE AGENDA

ADDITION to AGENDA: to Approve the Event request from First Congregational Church

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

3. CONSENT AGENDA

- A. Approve City Council Minutes of April 3, 2023
- B. Approve a Temporary Liquor License to First Congregational Church
- C. Approve the Event request from First Congregational Church

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

4. PUBLIC COMMENT (agenda items only) - none

5. PUBLIC HEARINGS –

- A. Public Hearing on Tax Increment District for Bus Garage Project

Mayor Voss stepped down while Vice Chair Cory Neid opened the public hearing at 7:03pm. There where no public comments.

Motion: Olson, seconded by Lemke to close the public hearing at 7:05pm. All in favor, motion carried.

- 1. Presentation of Bus Garage Project for RDV Companies – Terry Schneider, Project Developers
Terry Schneider of Project Developers was hired by and represents RDV Companies.

- 2. Approve/Deny Approval of Tax Increment Number 20 – Resolution 2023

Shannon Sweeney of David Drown & Associates prepared a TIF Plan per the direction of the City Council on February 21, 2023. Sweeney noted that they followed state statute to prepare the TIF plan. Statute requires the property to be inspected to find that it's substandard and to prepare a plan that captures new property taxes associated with an increase in market value. Councilor Neid asked if there were going to be separate WAC and SAC fees for each unit. Public Works Director Mark Lemen said that either each unit will have their own WAC/ SAC fees or it will be determined by the number of fixtures. He is unable to give a definite answer at this time, however, he would guess that it will be separate SAC/WAC fees per unit.

Motion: Olson, seconded by Duvall to approve Tax Increment Number 20 – Resolution 2023-09. Vote 3 – 2 with Neid and Hueser against. Motion carries.

- 3. Approve/Deny Approval of Development Agreement with RDV Companies – City Attorney

Motion: Olson, seconded by Duvall to approve the Development Agreement with RDV Companies. Vote 3 – 2 with Neid and Hueser against. Motion carries.

6. BIDS AND QUOTES

- A. Quote for 2023 Sanitary Sewer Manhole Rehabilitation – Public Works Director

The City received two quotes for lining nine manholes that will prevent inflow and infiltration into our sanitary sewer system. Both quotes offer a 10-year warranty. Hiperline High Performance quoted \$55,440.20 and has a 500 – 1000 mil material. Innovative quoted \$41,600.52 and their material is 125 to 130 mils. Hiperline identified four manholes where they would be doing bench repair on. Innovative has a line item about repairing bench repair but their repairing is more like a patch whereas Hiperline is

a rebuild of the bench. Lemen contacted Innovative to see if they wanted to change their quote to include the four manholes that Hiperline identified, they declined. Lemen recommends going with Hiperline as they are considered an industry leader plus he believes their material is better quality. \$50k was budgeted for this project. With that said, the MPCA dictates that the City of Glencoe spend \$100k on I & I. Because this is part of the I & I, \$5k can be taken out of the I & I fund to pay for the difference of Hiperline's bid.

Motion: Hueser, seconded by Lemke to approve the bid from Hiperline. All in favor, motion carries.

- B.** Agreement 2023 – 03 to replace Railroad Crossing Surface on Greeley Avenue – City Administrator Agreement is between the City and TCW Railroad to replace the railroad crossing surface on Greeley Avenue with concrete. The City will pay for the materials and the railroad will provide the labor.

Motion: Lemke, seconded by Hueser to approve Agreement 2023 – 03 to replace Railroad Crossing Surface on Greeley Avenue. All in favor, motion carries.

7. REQUESTS TO BE HEARD

- A.** Appointment of Police Officer – Police Chief

- 1. Approve Memorandum of Understanding with Glencoe Police Union for Stipend for Bilingual services

Motion: Duvall, seconded by Hueser to approve Memorandum of Understanding with Glencoe Police Union for Stipend for Bilingual services. All in favor, motion carries.

- 2. Approve appointment of Marco Miranda to position of Police Officer

Motion: Lemke, seconded by Duvall to approve appointment of Marco Miranda to position of Police Officer. All in favor, motion carries.

- B.** Set Transportation Workshop with McLeod County for Monday, April 24, 2023 at 5:00 PM – City Administrator

Motion: Neid, seconded by Hueser to Set Transportation Workshop with McLeod County for Monday, April 24, 2023 at 5:00 PM. All those in favor, motion carries.

- C.** Sign Grant Application for CorTrust Bank – EDC Recommendation

Motion: Neid, seconded by Lemke to approve the \$2500 sign grant for CorTrust Bank. All in favor, motion carries.

8. ITEMS FOR DISCUSSION

- A.** Establishment of an Economic Development Authority presentation – City Attorney

Motion: Hueser, seconded by Neid to table the presentation of establishing an Economic Development Authority. All in favor, motion carries.

- B.** Review the need for Compensation Study – City Administrator
Council recommends getting bids from companies that handle Compensation Studies.

- C.** Review Amendment to Ordinance 701 – Dogs, Cats and Wild Animals, specifically Chickens and Farm Animals – City Attorney
The current ordinance does not prohibit farm animals in town. It would probably make most sense for the Planning and Zoning Commission to look at it. The mayor believes it would be a good workshop topic at some point.

- D.** 2023 Legislative Update – City Administrator
There is currently a bill being looked at in the Senate that would increase Glencoe's Local Government Aid (LGA) by \$250,000. Another item is Tax Increment for housing and removing income restrictions.

9. ROUTINE BUSINESS

- A.** Project Updates
Water/Sewer continuing to replace meters. The new meters are able to detect leaks as they are happening which would save resident's a lot of money.

- B.** Economic Development

- C.** Public Input

Resident Rich Glennie noted that this is the second time that the council has not taken the lowest bid and he believes it is setting a bad precedence. He believes vendors would stop coming to Glencoe. He also wanted the council to know that there is also a pet turkey within city limits.

D. Reports

Due to flooding, parts of Morningside were closed, however, they will open back up Tuesday.

E. City Bills

Motion: Neid, seconded by Hueser to approve city bills. All in favor, motion carries.

10. ADJOURNMENT

Motion: Lemke, seconded by Neid to adjourn at 7:38pm. All in favor, motion carried.

Ryan Voss, Mayor

Mark Larson, City Administrator

CITY COUNCIL RESOLUTION VOTING

Resolution 2023-09, to approve Tax Increment Number 20. Approved 3 – 2.

YES Luz Duvall

YES Sue Olson

NO Mark Hueser

YES Paul Lemke

NO Cory Neid