



## GLENCOE CITY COUNCIL MEETING MINUTES

February 21, 2023 – 7:00pm

City Center Ballroom

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

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

Others: Rich Glennie, Al Robeck

### 1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

### 2. CONSENT AGENDA

- A. Approve City Council minutes from February 6, 2023
- B. Glencoe Car & Bike Show

*Motion: Neid, seconded by Hueser to add the Mayor Veto under requests to be heard. All in favor, motion carries.*

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

### 3. PUBLIC COMMENT (agenda items only) - none

### 4. PUBLIC HEARINGS - none

### 5. BIDS AND QUOTES - none

### 6. REQUESTS TO BE HEARD

#### Aa. Resolution 2023-3 Overturn the Mayor Veto 2023-01

At the council meeting on February 6, 2023, a motion was made by Councilor Duvall and seconded by Councilor Hueser to approve selling City owned property. The vote was 3 – 1 with Councilor Olson voting against and Councilor Lemke absent. On February 8, 2023, Mayor Voss vetoed this action.

Olson noted that she was hoping that something could go there to revitalize the downtown area by some type of multi-use building. Neid noted that the location has been for sale for many years and believes the City Council should accept the offer. City Administrator Larson noted that the property has been for sale for 19 years and there was one offer in 2018 that was withdrawn and that was also for a Dollar General. Lemke questioned how much time is needed before the property could be sold to someone that doesn't check every box of the Comprehensive Plan. Mayor Voss stated that we have been contacted by several developers of senior housing. To overturn the Mayor veto, it would need to pass by a four/fifths majority vote.

*Motion: Hueser, seconded by Neid to override the Mayoral Veto of Resolution 2023-3. Vote was 3 – 2 with Duvall and Olson voting against. Motion to override the veto, fails.*

#### A. Juneteenth Holiday – Policy Amendment per State Statute

The State of MN has approved Juneteenth (June 19) as a holiday, effective August 1, 2023. No public business can be done on this holiday. It was recommended to approve the additional Holiday for observance in 2024.

*Motion: Lemke, seconded by Neid to approve Juneteenth as a holiday. All in favor, motion carries.*

#### B. Redevelopment Tax Increment Financing Request of Ryan Voss, RDV Companies to make Improvements to Former Bus Garage Property – Terry Schneider, Project Developers.

##### 1. Set Public Hearing on Tax Increment District for March 20, 2023, at 7:10 PM

City Attorney Mark Ostlund, stated a conflict of interest as RDV Companies is solely owned by Mayor Voss. Mayor Voss stepped down from the City Council desk and sat in the audience; and, VP of the City Council, Cory Neid took the place as acting mayor during this item. RDV Companies was represented by Terry Schneider of Project Developers. Mr. Schneider reviewed the project and the request for Tax Increment Financing Assistance of \$200,000 for the redevelopment of the Bus Garage property on 12<sup>th</sup> Street. The Economic Development Committee reviewed the request and recommended holding a public hearing. Olson stated that

she is for this project. Hueser stated that while he likes the project; he doesn't believe that this project falls into the requirements of a TIF District.

*Motion: Lemke, seconded by Neid, to set a Public Hearing on Tax Increment District on March 20, 2023, at 7:10pm and to work on the TIF District until then. Vote 4 – 1 with Hueser against, motion carries.*

- C. Final Reading of Ordinance – Regarding Light and Power Commission Membership – Mark Ostlund, City Attorney  
Due to confusion on the process for the final reading of the Charter Amendment for membership to the Light and Power Commission, City Attorney Ostlund recommended that the City Council table the final reading until he could provide a legal opinion on the next step in the process.

*Motion: Lemke, seconded by Neid to table the Final Reading of the Light and Power Ordinance Amendment. All in favor, motion carries.*

- D. Waive the Statutory tort limits for Liability Coverage with the League of Minnesota Cities Insurance Trust (LMCIT) – City Administrator

*Motion: Hueser, seconded by Neid to waive the Statutory tort limits for Liability Coverage with the League of Minnesota Cities Insurance Trust. All in favor, motion carries.*

- E. Appoint Christine Davis to the Library Board.

*Motion: Hueser, seconded by Olson to appoint Christine Davis to the Library board. All in favor, motion carries.*

## **7. ITEMS FOR DISCUSSION**

- A. Housing Study Update

Assistant City Administrator, Jon Jerabek, lead in the discussion of the Housing Study. The City of Glencoe had received 2 quotes for a housing study. WSB for \$11,500 and Maxfield Research for \$18,600. The two companies had been interviewed on February 21 by members of the City Council, Planning Commission, and City Staff. It was recommended by City Staff to approve the low quote of WSB for \$11,500.00.

*Motion: Lemke, seconded by Olson to approve moving forward with the plans of a housing study with WSB.. All in favor, motion carries.*

- B. Airport Terminal Project Kick-off Meeting – Moved to March 7<sup>th</sup> at 1:00 PM.

- C. Pioneerland Library, Letter of Resignation from Gabrielle Fountain

*No action required. Ms. Fountain's final day is March 10, 2023*

- D. Highway 212 Update

- 1. Letter of Support

*Motion: Neid, seconded by Duvall to send letter of Support for Highway 212 and County Highway 51 funding in Carver County. All in favor, motion carried.*

## **8. ROUTINE BUSINESS**

- A. Project Updates – Snowstorm preparation update by City Administrator Larson.

- B. Economic Development

- C. Public Input

- D. Reports

- E. Pay City Bills

*Motion Olson, seconded by Neid to pay City Bills. All in favor, motion carried.*

## **9. ADJOURNMENT**

*Motion: Neid, seconded by Hueser to adjourn at 8:34pm. All in favor, motion carried.*

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Ryan Voss, Mayor

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Mark Larson, City Administrator