

DRAFT

Councilpersons:

First Ward: Friedmeyer, Wharton

Second Ward: Schmidt, Kruger

Third Ward: Meurer, Schoen

Mayor: Rollin Hall

City Atty: Peter Ekstrand

City Adm: Chad Springer

City Clerk: Susan Schamaun

Date: August 4, 2015

PROCEEDINGS OF THE CITY COUNCIL

The regular meeting of the City Council of the City of Wabasha was held on Tuesday, August 4, 2015, and was called to order at 7:00 pm by Mayor Hall.

Present: Mayor Rollin Hall; Council Member John Friedmeyer; Council Member Al Wharton; Council Member Steve Schmidt; Council Member Dean Meurer; Council Member Lynn Schoen

Absent: Council Member Dave Kruger

All present stood and recited the Pledge of Allegiance.

1. **Pledge of Allegiance**

2. Guest Speaker - Caroline Jackson: Coalition of Greater MN Cities (CGMC)
Michelle Alexander - City of Winona Councilmember
Ms. Caroline Jackson gave a presentation on the Coalition of Greater Minnesota Cities and what the benefits would be for Wabasha to become a member. She stated there are 83 member cities and over half of the member cities have populations less than 5,000. She stated CGMC is the voice for Greater MN Cities at the capital. Issues they cover and lobby for are LGA, property tax relief, annexation and land use, environment (mostly dealing with the MPCA), economic development, transportation, and employment and labor relations. They have been active for over 30 years. She stated they lobby heavily for LGA. She stated they were successful in lobbying for street aid for cities under 5,000 but that it was a one-time aid. Moving forward they will be lobbying for a sustained source with the potential of making this aid permanent. She stated the CGMC created a program called the Greater Minnesota Building Development Public Infrastructure (BDPI). If there is an Industrial Park going in or big development, the state will match half or up to \$2M of infrastructure costs for the development. She stated they are very proactive in they meet with legislators and they have an analyst on staff who can figure out the complicated formulas so they know how cities can benefit. Caroline stated a trial membership for the City of Wabasha would be \$1,177.00 for a quarter. Ms. Michelle Alexander came forward and informed Council that the CGMC gives valuable information and resources and personal time to their member cities. She stated the analysts for the CGMC are invaluable as they do the breakdowns for the cities when new bills and mandates are being considered and they give the breakdowns that can help cities better understand what it can mean to their individual city. She stated the more southeastern cities that get involved, the bigger our voice gets to legislators. She stated she depends on the CGMC to give her timely information to make important decisions as a councilmember for the City of Winona especially when it comes to unfunded programs. she urged Council to consider becoming a member of the CGMC very seriously as the more cities that get signed up, the bigger our voice gets, and the better we are heard.

3. **Public Comments: None**

4. **Changes or Additions to Agenda:**

Moved by Council Member Steve Schmidt, seconded by Council Member Al Wharton to approve the agenda as presented.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

5. **Mayor's Presentation -**

Mayor Hall reported he attended the third Comprehensive Plan workshop. He explained why cities develop and adopt Comprehensive Plans. The City adopted a Comprehensive Plan in 2005. There were 616 resident replies for the Comprehensive Plan Questionnaire. He stated he attended the Southeastern Minnesota League of Municipalities summer meeting at Slippery's on Thursday, July 30th. He announced he had a note from the League of MN Cities stating Wabasha's local Senator, Matt Schmit, was one of 11 senators that received the Legislator of Distinction award.

6. **Committee Reports and Wabasha Good News**

Park Board: Tony Johnson stated it was approved to turn tennis courts back into green space. The swimming lesson registration has been changed to allow Pepin to sign up for lessons on registration night.

Street Commission: Tony Johnson stated there was a street vacancy request for Ninth Street East. Will be brought back to the next meeting. Kwik Trip trucks were discussed. Big Jo alley paver testing results came back that all pavers tested failed.

Port Authority: John Friedmeyer stated continued discussion and direction was held on the riverfront parcel. They also discussed the health care system in the community and how to retain, sustain and develop it. The next Port Authority meeting will be August 25th.

Utilities Commission: Councilperson Schmidt stated the Grant Blvd. sewer project was approved to be assessed over a ten year period. The main under the railroad tracks is now fixed and hooked up. In reference to the Well No. 3 Project, they are recommending to award the bid to the low bidder and to also go with the base price only option.

Planning Commission: Chad Springer reported the Planning Commission had a public hearing on the Brewpub issue. They are also doing a lot of work on the Major Traffic Generators ordinance. They reviewed draft language to include a waiver for short term projects. This type of waiver is quite common in other communities.

Heritage Preservation Commission: Chad reported the HPC discussed the Finchy building which is currently in foreclosure. They also reviewed several design reviews. There was also discussion on solar panels in the historic district.

7. **Administrator's Report - Mr. Chad Springer**

Chad reported he has worked with department heads on the 2016 budget. He reminded Council the budget workshop is scheduled for August 13th from 10-1 at the National Eagle Center. He reported insurance came in flat for 2016. He thanked Public Works, Police, Fire, Ambulance and Library for working during Riverboat Days. There is a meeting scheduled with Senator Matt Schmit to discuss getting a meeting with MnDot in reference to Hwy. 61 safety and the proposed pillars at the bottom of the bridge. The City received two denials from MnDot for the offset turn lane off Hwy. 61 as well as anything at the foot of the bridge. He stated with the solar company influx of requests, he has met with representatives of the school and county to discuss what could be done jointly in finding some land that could be used. This is being viewed as a benefit to city, school and county infrastructure perspective.

8. **Consent Agenda**

Moved by Council Member Al Wharton, seconded by Council Member Lynn Schoen to approve Consent Agenda as presented.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

1. Approve Warrants:

Mayors/Admin/City Hall/Council	General Fund	\$7,691.03
Police	"	\$5,345.41
Streets	"	\$10,868.65
Legal	"	\$11,913.06
Parks	"	\$7,753.71
Fire	"	\$5,830.05
Ambulance	"	\$4,130.80
Planning	"	\$12,020.64
Pool	"	\$4,097.89
Building Inspections	"	\$2,318.21
General Engineering	"	\$2,887.50
2013 Street Proj. Final Engineering	"	\$10,687.00
TIF Consultant Fees	"	\$9,000.00
Misc.	"	\$1,673.52
Total	"	\$96,217.47

2. Approval of July 7, 2015, Regular Minutes

3. Utilities Commission Appointment - Accept resignation of Tim Adams and approve appointment of John Kreye to finish the term through 2016.

4. 1st Reading: Breweries and Distilleries Zoning Ordinance Amendment - No action taken. A Second reading will be held on Tuesday, September 1, 2015.

5. 1st Reading: Liquor Ordinance Revision: The 2nd Reading will be held at the September 1st Council meeting.

9. **Public Hearing**

10. **General Business**

1. Resolutions to Decertify TIF Districts 5 & 7:

City Administrator stated TIF District 5 has come to the end of its life so the attached resolution needs to be approved to decertify the district. TIF District 7 never got off the ground and is due to end in 2016. Since there will be no increment, it has been determined to close now. It has a deficit of approximately \$8,000.

RESOLUTION #17-2015 APPROVING THE DECERTIFICATION OF
TAX INCREMENT FINANCING DISTRICT NO. 5
OF THE CITY OF WABASHA

WHEREAS, on January 4, 2000, the City of Wabasha (the "City") created its Tax Increment Financing District No. 5 (the "District") within its Municipal Development District No. 1 (the "Project"); and

WHEREAS, as of the date hereof all bonds and obligations to which tax increment from the District have been pledged have been paid in full or defeased and all other costs of the Project have been paid; and

WHEREAS, the City desires by this resolution to cause the decertification of the District after which all property taxes generated within the District will be distributed in the same manner as

all other property taxes effective 12/31/2015.

NOW THEREFORE, BE IT RESOLVED by the City Council that the City's staff shall take such action as is necessary to cause the County Auditor of Wabasha County, to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City.

Signed: _____
Mayor Rollin Hall

RESOLUTION #18-2015 APPROVING THE DECERTIFICATION OF
TAX INCREMENT FINANCING DISTRICT NO. 7
OF THE CITY OF WABASHA

WHEREAS, on October 4, 2005 the City of Wabasha (the "City") created its Tax Increment Financing District No. 7 (the "District") within its Municipal Development District No. 1 (the "Project"); and

WHEREAS, as of the date hereof all bonds and obligations to which tax increment from the District have been pledged have been paid in full or decreased and all other costs of the Project have been paid; and

WHEREAS, the City desires by this resolution to cause the decertification of the District after which all property taxes generated within the District will be distributed in the same manner as all other property taxes effective 12/31/2015.

NOW THEREFORE, BE IT RESOLVED by the City Council that the City's staff shall take such action as is necessary to cause the County Auditor of Wabasha County, to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City.

Signed: _____
Mayor Rollin Hall

Moved by Council Member John Friedmeyer, seconded by Council Member Lynn Schoen to approve Resolutions decertifying TIF Districts 5 & 7 as presented.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

2. Well Project - Award Bid

Chad reported there was one bid received from Wapasha Construction Co in the amount of \$723,000 for a base bid with an option to include a standby generator for \$738,000. He stated this would be financed by a micro loan which has a very low interest rate as well as an interfund loan from the sewer department.

The Utilities Commission has recommended approving Option 1 - No permanent standby generator at \$723,000.

Moved by Council Member Al Wharton, seconded by Council Member Lynn Schoen to approve the bid from Wapasha Construction Co, and approve Option 1 in the amount of \$723,000 which will not include a permanent standby generator.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

3. Resolution for Assessing Grant Blvd. Sewer Project:
Chad reported there are 3 residences that have had sewer issues over the years. The systems have failed and bids were received to put in a forced main. Utility easements were received from the property owners. These types of improvements are assessed to the homeowners. The three homeowners have signed a petition for this project so a public hearing is not required. The cost of the project was \$17,731.50 and each property owner will be assessed \$6,510.50 over ten years at an interest rate of 3.75%. The property owners have the opportunity to come into City Hall and pay early so it will not be assessed.

Moved by Council Member Steve Schmidt, seconded by Council Member John Friedmeyer to approve Resolution for assessment of Grant Blvd. Sewer Project by connecting 635 Grant Blvd. W; 631 Grant Blvd. W; and 404 Church Avenue to the City's Sewer system.

RESOLUTION # 19-2015
A RESOLUTION ADOPTING THE ASSESSMENT

WHEREAS, the council has met and heard and passed the proposed assessment for the 2014 Grant Blvd. Sewer Project, by connecting 635 Grant Blvd. W; 631 Grant Blvd. W; and 404 Church Avenue to the City's septic system.

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2016, and shall bear interest at the rate of 3.75 percent per annum from the date of adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2015. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to the certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City of Wabasha, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution. An owner may, at any time thereafter, pay to the City of Wabasha the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the succeeding year.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessment shall be collected and paid over in the same manner as other municipal taxes.
5. Payment schedule shall be based upon equal payments.

Adopted by this council this 4th day of August 2015.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

4. **Police Resource Officer:**

Chad reported he and Police Chief Warren met with School Superintendent, Jim Friehammer, and Mr. Rob Stewart for the School Resource Officer position. They compromised at \$28,000 for the school year. They are available from the first day of school until the last day of school but they are available for City police business if needed. Moving forward, Police Chief Warren will be working with the school's principals to set up a program. Police Chief Warren gave a brief explanation of how the officer will log his time and activity. It will help all parties to better understand the position benefits.

Moved by Council Member Lynn Schoen, seconded by Council Member John Friedmeyer to approve the 2015-2016 Police Resource Officer Position Contract for \$28,000 as presented.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

11. **Donations - None**

12. **Information**

13. **Announcements**

14. **Adjournment**

Moved by Council Member Steve Schmidt, seconded by Council Member Al Wharton to adjourn at 8:02.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dave Kruger (ABSENT)

Susan Schamaun, City Clerk