

Mayor Dave Olson called the City Council meeting to order at 6:02 p.m. April 13, 2020 with the Pledge of Allegiance. Council present: Mayor David Olson, Emily Krage, Cody Mathers, Tony Schultz and Cheryl Sanden. Staff present: Randy Thesing, Brett Hurley, Michelle Quinn.

Public Comment: None

Public Hearing: The time being 6:02 p.m. Mayor Olson opened the Public Hearing on Assessments. A list of residents in attendance is on file. Matt Mohs, Bolton & Menk provided an overview of the project. He explained the importance of upgrading lead service lines, replacement of clay sewer pipe, brick manholes, adding catch basins which will improve drainage. A complete reconstruction has been designed in response to several water main breaks. Old service lines no longer handle ground shift. New underground infrastructure will ensure the new road surface should not suffer damage from underground repair work for many years to come. He was pleased to report overall assessment costs are approximately \$21,782 below November estimates. Mr. Mohs provided information and options related to the payment of assessments. Public comment was taken.

Trent Edwards questioned whether there was an update regarding tree removal and indicated there is a tree on his property he would like to have removed. Removing an additional tree will not impact the assessments however the cost for changes such as this will be covered by the contingency fund built into the project. The start date can be anytime following award of the bid. Most likely the project will begin in late May and will be substantially complete by end of year. It was noted the second lift of blacktop will be laid in Spring 2021 to allow for the project to settle over the winter season. Jim Krenzke expressed his desire to add trees to the list for removal. Mr. Mohs made note of said request and indicated he would follow up with Mr. Krenzke later when he had a set of plans on which to make the appropriate notations.

Discussion was held regarding "liquidated damages", which are financial penalties for failure to complete the project. The amount of liquidated damages covers added costs the engineer will charge due to them having to oversee the project after the deadline.

Dan Smith questioned why there are areas of the project which include sidewalk and others which do not. Many residents have trees which will be impacted. In addition, there are areas which do not currently have sidewalk and new sidewalk will be installed with the project so it does not appear to be a case where what is present will be replaced. Mr. Mohs responded this was a decision made during the preliminary engineering. Sidewalk was a topic of discussion and it was determined to move forward which has resulted in the current plan. Krenzke questioned why the park sidewalk was finished when it deadheads to a block where no south travel sidewalk is being included. It was noted that there is east west sidewalk on the south side of spruce which the park sidewalk will connect with. Discussion was held regarding ADA compliance requirements for sidewalks. During the preliminary engineering, the option for 5-foot sidewalks was approved.

Trent Edwards provided an example of the monthly cost of the project for young homeowners and those on fixed incomes.

Chris Cox expressed concern how the City has failed to establish consistency regarding sidewalks. There are areas with sidewalk, areas without sidewalk, areas where the sidewalk is installed for a portion of the street and abruptly ends. This project provides an opportunity to set the precedent to include

sidewalks on reconstruction street projects. Discussion was held about the condition and areas which have and do not have sidewalk. Mr. Mohs offered to assist the community with the development of a pedestrian plan. Krenzke requested Council reconsider installation of sidewalk on the west side of the 300 block of Lincoln. It was noted Council acted not to include sidewalk based on the information available to them when the decision was necessary to make. It was the consensus of Council to reconsider the decision considering the concern which has been raised at this time. Krage stated Council meets on a monthly basis and several meetings included discussion related to the Lincoln Street project. She encouraged public participation so that Council has the input from a good cross section of residents which will result in good decisions for the community as a whole.

Mr. Mohs reminded residents of the project website and encouraged them to visit the site often. In the event Council acts to include additional sidewalk it will be in the form of a change order and it will not impact the assessment.

Motion by Mathers, seconded by Krage to close the public hearing at 6:52 p.m. and to reconvene in regular session. Motion carried unanimously.

Financial Overview: Mike Bubany provided an overview of financial markets related to public sector. He questioned whether the savings resulting from accepting bids for Alternate 1, which are approximately \$5,500, should remain in the funding package or be excluded. He explained his recommendation for structuring the bonds. Due to the fact street surface has a shorter useful life expectancy the costs attributed to that portion should be spread over a shorter repayment period. He recommended 10 years. Utilities have a much longer useful life so he recommended the project costs attributable to the utilities be repaid over a 20-year period which will make the overall project more affordable. Typically, he would recommend a competitive sale for this large long-term debt however, the market for this type of placement are not performing well therefore he is recommending a single entity placement sale. He provided an example from a recent competitive sale and what the sale would have looked like if it had been the City's. Motion by Sanden, seconded by Krage to authorize staff to prepare and submit the Minnesota Rural Water Association Loan Application Form. Motion carried unanimously.

Mathers questioned whether the 3.5% interest rate being utilized to calculate the special assessment is appropriate taking into account the current economic trends and recently reduced prime rate. Discussion was held. Mr. Mohs explained the process for determining this rate. Mr. Bubany noted it should be approximately 1% over the borrow rate and remains in line with current projections.

Motion by Sanden, seconded by Krage to adopt Resolution 2020-09 Awarding Bid for 2020 Street & Utility Improvement Project. Motion carried unanimously.

It was the consensus of Council to allow the \$5,500 savings resulting from accepting Alternate #1 be left in the bond calculations.

Motion by Schultz, seconded by Sanden to adopt Resolution 2020-10 Adopting Assessment. Motion carried unanimously.

EDA Loan: Motion by Sanden, seconded by Schultz to approve a \$3,000 EDA loan for Root River Market with terms based on previous standards. Motion carried unanimously. Granting this loan will allow RRM to purchase meat packaging equipment which will reduce packaging cost and better protect the meat.

Waste Management Proposal: Motion by Sanden, seconded by Mathers to approve the Addendum with Waste Management of Wisconsin for the continuation of collection, transportation and disposal of refuse and recycling. Motion carried unanimously. The only substantive change from the original contract is an increase in pricing. The addendum will expire July 31, 2023.

Community Center: Sanden expressed support for moving forward with option #1. Schultz questioned why an option reflecting a requested shift in restroom facilities is not reflected in the options presented. He noted option #3 may have been an attempt to meet the request. Discussion was held. There are concerns related to the two zones, restroom layout and security between the City Offices and the community gathering space. Schultz specifically requested a dedicated hallway with only a single door to secure one zone from the other. Mayor Olson expressed support for option #1. Community Center committee members would like additional detail related to the cost differences among options presented. There is a desire to contain costs making it important to understand which options are less expensive. In addition to cost, security of City offices is a concern. It is difficult to understand why Committee requests were not presented or requested information not provided. Mathers expressed support for option #1. It was agreed to schedule a special meeting to discuss this further. Mark Brickl's presence at the meeting is requested.

Personnel Committee Recommendations: Motion by Krage, seconded by Mathers to approve hires and wages as presented. Motion carried unanimously.

Expansion of Non-conforming Building: Motion by Schultz, seconded by Krage to approve the expansion of non-conforming building for Korneta for a residential structure located at 109 E Anderson Street. Motion carried unanimously.

Further Plan: Motion by Krage, seconded by Mathers to adopt Resolution 2020-11 to Adopt Benefit Plan Documents and Authorize Signature. Motion carried unanimously.

Foster Closet: Community member Brandon Olson asked Council to consider providing a locked storage space for a "Foster Closet". He explained this would be like a food shelf however it would be for clothes and those utilizing the service would be foster parents. He explained clothing would be stored in totes by size. Foster parents would access the closet via Mr. Olson, the Police Chief, or a County Social Work representative. The closet would be available to aid foster parents across the County. The County has offered to provide funding for the cost of shelving and totes. Mr. Olson stated in the event Summer Rec can build a small storage shed, the space currently utilized for equipment storage would be adequate. Chief Hurley expressed support conditioned upon the ability for the City to designate space for this purpose. It was noted a procedure for check-in or use should be implemented provided the project moves forward. It was agreed Quinn would research the City's latitude in this regard. The League of Minnesota Cities should be a good resource. Additional information to be presented at the May Council meeting.

HNC Parking Lot: Mayor Olson stated turkey hunting season is here. He anticipates there could be campers in the parking lot at the Nature Center. It was noted the campers typically ran their electricity from the Hoedown Grounds. It has been reported Hoedown became aware of this and has installed locks to the plug ins to prevent unauthorized use. The Mayor indicated he would be willing to speak with the group. It is possible the group being referenced stays during the deer season and not the turkey season. It was agreed to find contact information for the group to discourage unauthorized camping in the parking lot and to encourage them to find a suitable campground.

Proposal for Repair of New Community Center: Quinn reported the proposal received from Brickl Bros for the repair of the awning damaged recently has been submitted to the City's property insurance. It was agreed to hold on accepting the proposal for repair and have it repaired when other work on the building is performed as part of the remodel.

Minutes & Bills: Motion by Sanden, seconded by Krage to approve the minutes of the March 9, 2020 meeting and to pay the bills as presented. Motion carried unanimously.

Department Reports:

Randy Thesing reported the new well house was recently caulked and landscape work done which appears to have prevented water from seeping inside during the most recent rain event. He will continue to monitor the building. The generator was sold on the MinnBid site and went to Floodwater, MN. He anticipates the contractor who hauls the WWTP solids will be in town later this week to perform the spring hauling.

Brett Hurley stated he has been keeping abreast of information related to Covid19

Emily Krage provided a Park & Rec Committee update. Spring signup for the program is tentatively scheduled for April 16th. She questioned how council wished to proceed. It was agreed to proceed as if the program would take place while continuing to watch for guidance from the State with relation to Covid19. Discussion was held regarding a desire by Summer Rec to fundraise so that an equipment storage shed could be constructed in Bluffview Park. It was noted the American Legion worked with Summer rec for fundraising in 2019. The shed would be moveable and below the size threshold requiring a permit. Summer Rec was encouraged to work with Randy Thesing for locating the shed.

Michelle Quinn reported a letter ordering removal of a structure which was erected in a public right of way at 512 West Spruce Street be removed.

Public comment: None

Adjourn: Motion by Sanden, seconded by Krage to adjourn the meeting at 8:04 p.m. Motion carried unanimously.