

TUESDAY, SEPTEMBER 22, 2015 COLD SPRING CITY COUNCIL MINUTES

Mayor Robert Thelen called the meeting to order at 6:30 p.m. The following members were found to be present: Mayor Robert Thelen and Council Members Jan Dingmann, Dave Heinen, Jayme Knapp and Fran Ramler. Others present: Kris Dockendorf, Dan Weber, Brian Lintgen, Heidi Stalboerger, Corey Gerads, Ann Harren, Kory Belmont, Ron Fuchs, Dan Steil, Chuck Krebsbach, Alex Svejkovsky and Lois Lieser.

OPEN PUBLIC FORUM

Dan Steil stated that on September 29, 2015 there will be a City Council listening session. This is the third workshop of the year and the area non-profit organizations have been invited. He also stated that on October 3, 2015 there will be coffee with the Mayor & Councilor Jayme Knapp at Marnanteli's beginning at 10:00 a.m.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY DINGMANN, SECONDED BY KNAPP, TO APPROVE THE AGENDA OF THE SEPTEMBER 22, 2015 CITY COUNCIL MEETING. MOTION PASSED 5-0.

CONSENT AGENDA

A. Minutes – September 8, 2015

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE THE MINUTES AS CORRECTED OF THE SEPTEMBER 8, 2015 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

B. Minutes – September 11, 2015

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE THE MINUTES OF THE SEPTEMBER 11, 2015 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

C. Approval of Septoberfest

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE THE OUTDOOR EVENT KNOWN AS SEPTOBERFEST AT THE AMERICAN LEGION ON SEPTEMBER 26, 2015 AT 209 MAIN STREET FROM 2:00 P.M. TO 11:00 P.M. MOTION PASSED 5-0.

D. One-Day Gambling License, Country Snow Cruisers

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE FORM LG220 APPLICATION FOR EXEMPT PERMIT TO CONDUCT ONE-DAY GAMBLING FOR COUNTRY SNOW CRUISERS FOR A RAFFLE TO BE HELD NOVEMBER 27, 2015 AT THE GREAT BLUE HERON; FURTHERMORE, TO WAIVE THE 30 DAY WAITING PERIOD FOR SAID PERMIT. MOTION PASSED 5-0.

E. Hiring of Public Works Director

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO APPROVE HIRING JON STUEVE AS PUBLIC WORKS DIRECTOR AS A PROBATIONAL EMPLOYEE CONDITIONED UPON SATISFYING CERTIFICATION REQUIRED BY MIDWEST OCCUPATIONAL MEDICINE. MOTION PASSED 5-0.

DISCUSS SIGN PROPOSAL FOR COLD SPRING COMMONS

Kory Belmont was at the meeting representing Steve & Hong Danner, owners of Cold Spring Commons, along with Wausau Homes and O'Malley & Kron Land Surveyors, both tenants at Cold Spring Commons. He stated that all three businesses are requesting to install a sign at Cold Spring Commons located at 370 Chapel Hill Road. This parcel is unique in that the City has a 25' easement along the front property line and the request is to install the sign within this 25' easement. Currently there are no utilities located in the area of the proposed, but there could be in the future. The Council was in general agreement that they approved of the sign at the proposed location as long the sign would be relocated at the owners expense if utilities were someday extended to the east.

MOTION WAS MADE BY RAMLER, SECONDED BY KNAPP, TO AUTHORIZE THE DRAFTING OF AN AGREEMENT ALLOWING FOR A SIGN INSTALLATION LOCATED AT 370 CHAPEL HILL ROAD; FURTHERMORE THAT THE SIGN WILL BE MOVED AT THE OWNERS EXPENSE IF AT ANY TIME THERE IS A NEED FOR EXCAVATION WITHIN THE 25' EASEMENT. MOTION PASSED 5-0.

PRESENTATION ON PROPOSED APARTMENT COMPLEX

Corey Gerads from Alliance Building Corporation was at the meeting to express interest in building an apartment complex within the City of Cold Spring. They are interested in constructing the apartment complex on Outlot A within the Business Park. The complex would potentially be constructed in two phases, each phase consisting of 25 units. Gerads stated they would like to work with the city in order to come to an agreement to lower some of the fees associated with the purchase of the land in addition to the construction costs paid to the city. The Council agreed they would like to see this apartment complex here in Cold Spring, but there are discussions that need to occur in order to determine how much they are willing to reduce certain fees. It was the direction of the entire Council to have the EDA meet with Alliance Building Corporation and refer back to the Council with their recommendation.

CSAH2/RED RIVER AVENUE IMPROVEMENTS & ASSESSMENTS

Lintgen reported the various reductions to the project that the Planning Commission was recommending. The various reductions came to an approximate total of \$270,000. The entire Council agreed that the recommended reductions were acceptable and would not alter the statement the City is trying to achieve. The Council also discussed as to how the project would be assessed. There were several assessment scenarios presented which the Council discussed at length. The two scenarios that were greatly considered were between a 65% City/35% property owner split and an 80% City/20% property owner split. Mayor Thelen stated he would prefer to wait until the next meeting to make any decisions so that the two options could be posted on the website. Lintgen stated it was getting late in the process and in order for the plans to be prepared in time for the project to begin as scheduled he would not recommend delaying the approval past the next meeting. The Council also discussed ordering the improvements and waiting to determine which assessment proposal to approve. Councilors Heinen and Dingmann stated that they would prefer to move ahead with the vote as their decisions would remain the same if they were to wait to vote on the project. MOTION WAS MADE BY DINGMANN, SECONDED BY HEINEN, TO MOVE FORWARD WITH THE CSAH2/RED RIVER AVENUE IMPROVEMENT PROJECT WITH THE REDUCTIONS AS PROPOSED BY THE PLANNING COMMISSION. IN ADDITION TO THE REDUCTIONS: 1) TAKE THE STREETLIGHTS COST OUT OF THE STREETSCAPING CATEGORY AND INCLUDE THEM WITH THE STREET ASSESSMENT AND ASSESS AT A 65/35 SPLIT. 2) DO NOT INCLUDE STREETLIGHT COSTS IN THE ASSESSMENTS OF THE PROPERTIES NORTH OF THE ROUNDABOUT. 3) THE CITY SHALL PAY 100% OF THE GATEWAY EXPENSES BEING TWO COLUMNS BY HIGHWAY 23, ALL ROUNDABOUT CENTER COSTS INCLUDING PLANTINGS, IRRIGATIONS, FLAGPOLE, ETC. 4) THE REMAINDER OF STREETSCAPE COSTS SHALL BE ASSESSED TO COMMERCIAL PROPERTIES FROM 1ST STREET NORTH TO HIGHWAY 23 AT A 65/35 SPLIT; AS TO REMAIN WITH THE CURRENT CITY ASSESSMENT POLICY; FURTHERMORE TO ADOPT RESOLUTION NO. 2015-13, A RESOLUTION ORDERING IMPROVEMENTS AND PREPARATION OF PLANS AND SPECIFICATIONS FOR THE "CSAH 2 RECONSTRUCTION PROJECT" AND APPOINTING STANTEC AS THE ENGINEER ON SAID PROJECT. MOTION PASSED 4-1. MAYOR THELEN OPPOSED.

DISCUSS HOUSING STUDY

The Council discussed exploring having a housing study done. It was the unanimous decision of the Council to table the topic and refer it back to the EDA.

ADOPT PROPOSED 2016 PRELIMINARY LEVY – RESOLUTION 2015-19

Dockendorf explained that she had made the changes as requested by the Council at the budget meeting on September 11, 2015. Dingmann mentioned that after the preliminary levy approval, the final levy can only go down, but not increase. MOTION WAS MADE BY KNAPP, SECONDED BY HEINEN, TO ADOPT RESOLUTION 2015-19, A RESOLUTION ADOPTING THE PRELIMINARY 2016 TAX LEVY, COLLECTIBLE IN 2016. MOTION PASSED 5-0.

DISCUSS PRESENTATION TO THE EDA BY SUNSHARE COMMUNITY SOLAR – DAN STEIL

Dan Steil stated that Sunshare Community Solar came to an EDA and gave a detailed presentation on solar farms. Steil explained that solar production companies receive federal and state benefits, such as tax credits which allows them to pass on savings to their customers. He recommended the Council bring in a third party expert to give a presentation to give them a better understanding of all the possible available options.

ACCEPTANCE OF AGSTAR GRANT

Fire Chief, Dan Weber, stated that the Fire Department recently received word that they have been awarded a \$3,000 grant from Agstar Financial Services which will allow them to purchase turnout gear. MOTION WAS MADE BY RAMLER, SECONDED BY KNAPP, TO ACCEPT A \$3000 GRANT FROM AGSTAR FINANCIAL SERVICES FOR FIRE DEPARTMENT TURNOUT GEAR ACCORDING TO THE TERMS OF THE GRANT AGREEMENT. MOTION PASSED 5-0.

REQUEST BY CHURCH OF STS. PETER & PAUL FOR OFF-SITE GAMBLING PERMIT - RES. 2015-21

MOTION WAS MADE BY RAMLER, SECONDED BY KNAPP, TO ADOPT RESOLUTION 2015-21, A RESOLUTION APPROVING AN OFF-SITE GAMBLING PERMIT FOR THE CHURCH OF STS. PETER & PAUL FOR NOVEMBER 7, 2015 TO CONDUCT BINGO AT THE GREAT BLUE HERON. MOTION PASSED 5-0.

PARKS & STREETS REPORT, RON FUCHS

A. Purchase of Snow Plow Truck

MOTION WAS MADE BY RAMLER, SECONDED BY HEINEN, TO APPROVE THE PURCHASE OF A USED 1998 FORD SNOW PLOW TRUCK FROM BOYER TRUCKS FOR A TOTAL PURCHASE PRICE OF \$35,184.75; FURTHERMORE THAT THIS BE PAID FROM LINE ITEM 11-50-51-6413. MOTION PASSED 5-0.

B. Other

Fuchs stated that Stearns County will be having a surplus auction in October and asked for Council approval to list some equipment on this auction that is no longer of use to the city.

MOTION WAS MADE BY RAMLER, SECONDED BY KNAPP, TO AUTHORIZE THE SELLING OF SURPLUS PROPERTY AT THE STEARNS COUNTY SURPLUS AUCTION. MOTION PASSED 5-0.

CITY ENGINEER REPORT

A. 2015 Capital Improvements Project

Lintgen stated that the 14th Avenue South connection to Highway 23, as well as 2nd Avenue South, are both now open to traffic. There are just two signs that need to be installed yet.

B. Call for Assessments Hearing on 2nd Avenue South Project – Resolution 2015-20

Lintgen stated that he is proposing to hold the 2nd Avenue South assessment hearing on October 27, 2015 and two property owners will receive notice of assessments.

MOTION WAS MADE BY RAMLER, SECONDED BY HEINEN, TO ADOPT RESOLUTION 2015-20, A RESOLUTION SCHEDULING A PUBLIC HEARING FOR THE ADOPTION OF ASSESSMENTS FOR THE “2ND AVENUE SOUTH PROJECT”. MOTION PASSED 5-0.

C. CSAH2/Red River Avenue

Lintgen thanked the Council for the good discussions that went into the improvement planning.

D. Main Street

Lintgen stated that O’Malley & Kron Land Surveyors will begin survey work on Main Street before snowfall.

E. Stormwater Grant

Lintgen stated that this project will be bid this winter with the work beginning next spring. Property owners will be notified of the delay to the project.

F. Wells

Lintgen stated that the wetland delineation report is in the process of being reviewed.

LIST OF BILLS AND ADDITIONS

MOTION WAS MADE BY HEINEN, SECONDED BY KNAPP, TO REVIEW AND ACCEPT THE PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST TOTALING \$119,036.32 AND SUPPLEMENTAL LIST TOTALING \$4,098.64 PRESENTED BY CITY STAFF. MOTION PASSED 4-0. DINGMANN ABSTAINED.

GENERAL QUESTIONS AND COMMENTS FROM CITY COUNCIL OR ADMINISTRATOR

Heinen stated that the Farmers Market is still open at the Cold Spring Country Store parking lot every Wednesday from 3:00 p.m. to 6:30 p.m.

Dockendorf stated that the Planning Commission tabled the discussion of outside displays at the downtown businesses due to the length of their last meeting. They will discuss it at their next meeting and their recommendation will then be presented back to the Council.

Mayor Thelen asked Dockendorf to explain how Cold Spring residents are to recycle their yard waste. Dockendorf explained that there are three refuse haulers that are licensed within the City of Cold Spring and they are required to provide free composting to their customers from April 15 – November 1. Residents are encouraged to contact their refuse hauler for further details.

Mayor Thelen stated that items to memorialize Red River Avenue can be dropped off at City Hall, the Rocori Area Senior Center, Cold Spring Historical Society or at the Bob Thelen, CPA office.

ADJOURN

MOTION WAS MADE BY KNAPP, SECONDED BY HEINEN, TO ADJOURN AT 9:14 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

Robert R. Thelen, Mayor

Kris Dockendorf, Acting City Administrator