

MINUTES OF THE MINNEOTA CITY COUNCIL MEETING

PURSUANT TO CALL AND DUE NOTICE THEREOF, THE CITY COUNCIL OF THE CITY OF MINNEOTA, COUNTY OF LYON, STATE OF MINNESOTA, MET IN REGULAR SESSION IN THE CITY COUNCIL CHAMBERS ON MONDAY, FEBRUARY 12, 2018 AT 6:30 P.M.

COUNCIL PRESENT: Mayor John Rolbiecki
Council Member Travis Gillund
Council Member Tim Koppien
Council Member Amber Rodas
Council Member Jerry Teigland

STAFF PRESENT: Shirley Teigland

OTHERS PRESENT: Karla Anundson, Kevin Anundson, Mike Bubany, Tim DeVlaeminck, Darlene Dorenkamper, Rollyn Dorenkamper, Laura Driessen, Becky Esping, Jan Faris, Gail Haroldson, Harry Haroldson, Byron Higgin, Francis Johnson, Matt Moon, Stephanie Moon, Alexis Ramirez, Bruce Ryell, Betty Sandhurst, Cory Sandhurst, Gary Sandhurst, Keri Sandhurst, Russ Traen

ITEM 1: CALL TO ORDER

Mayor John Rolbiecki called the regular monthly meeting to order at 6:30 p.m.

ITEM 2: CALL FOR AGENDA ADDITIONS

The Administrator asked that the following items be added: \$7,140.31 additional bills register and a mortgage & deferred loan satisfaction.

ITEM 3: ADOPT AGENDA

Koppien motioned, seconded by Rodas, to adopt the agenda as amended with the additions as listed above. MOTION PASSED UNANIMOUSLY

ITEM 4: PUBLIC HEARING

Teigland motioned, seconded by Rodas to open the Public Hearing at 6:31 p.m. to hear comment from the public in regards to a Conditional Use Permit application. MOTION PASSED UNANIMOUSLY. All interested persons were allowed to speak. The major opposition to the application was allowing an auto-body shop business in a residential area and potential nuisance issues.

Koppien motioned, seconded by Gillund to close the public hearing at 7:10 p.m.

Gillund motioned to approve a Conditional Use Permit and allow Cory Sandhurst to operate an auto-body shop at 207 W 2nd Street for one year with conditions. Motion failed for lack of a second.

After considering the entirety of the circumstances, the council determined that the conditional use permit was not compatible with the existing neighborhood and did not meet the general requirements as outlined in Ordinance 1000, Zoning and Land Use, Subdivision 14, numbers 4, 6, 14 and 16. The Council expressed concern about additional traffic on the street or adjacent alleys. Further, the neighbors expressed concern about dust, paint fumes and other issues related to operating a body shop in the neighborhood, and the Council also weighed those concerns. Finally, the council considered concerns related to the business in a residential neighborhood changing the character of the neighborhood which may adversely impact property values in the neighborhood. Teigland motioned, seconded by Koppien to deny a Conditional Use Permit as applied for by Cory Sandhurst to operate an auto-body shop at 207 W 2nd Street. KOPPIEN, ROLBIECKI, RODAS AND TEIGLAND VOTED YES WITH GILLUND VOTING NO. MOTION PASSED

ITEM 5: HOUSING DEVELOPMENT

Mike Bubany, David Drown & Associates, met with the Council to discuss financing and cash flow projections when using a General Obligation Bond to secure funding for the proposed housing development. Mr. Bubany also reviewed the City's resources, including taxes and all general funds available to repay bondholders as scheduled. Funds generated by decertifying TIF District 1-2 combined with lot sale revenue will be used for GO Bond payments. Mr. Bubany also explained that decertifying the TIF District will increase the City's tax base and thereby avoid an increase to individual property taxes. The Council reviewed the most recent site plan for the development and discussed potential addition and street names. Teigland motioned, seconded by Rodas to approve the site plan for development as presented and call for bids with a bid opening date of March 8, 2018 with final council review of all bids being done at the March 12, 2018 regular council meeting. MOTION PASSED UNANIMOUSLY. Koppien motioned, seconded by Gillund to name the new addition the Gorecki Addition. MOTION PASSED UNANIMOUSLY. Gillund motioned, seconded by Koppien to name the streets in the addition 9th Street Circle and 10th Street Circle. MOTION PASSED UNANIMOUSLY. Lot prices, declaration of protective covenants and earnest money policies will be discussed at a future council meeting.

ITEM 6: MEETING MINUTES

The Council reviewed the prior month Council meeting minutes. With no questions or additional comments Teigland motioned, seconded by Gillund to approve the January 8, 2018 Regular Council meeting minutes. MOTION PASSED UNANIMOUSLY

ITEM 7: REPORTS & UPDATES

The Council reviewed the following reports: (7a) - the February 5, 2018 Police report as submitted by Chief Bolt; (7b) the current Financial Report as submitted by Administrator Teigland; (7c) – Y-T-D Budget Status Report; (7d) Lincoln-Pipestone Rural Water rate increase; (7f) – and an employer-sponsored health insurance coverage Cadillac tax memo.

ITEM 8: EXPENSES & DISBURSEMENTS

Rodas motioned, seconded by Gillund to approve the payment of \$75,435.16 (as listed on the check register summary), to approve the payment of \$19,778.84 (as listed on the payroll check register) and to approve the payment of \$7,140.31 in additional bills (as listed on the second check register summary). MOTION PASSED UNANIMOUSLY

ITEM 9: CONCERNED CITIZENS

No comments or requests were received either in person or in writing.

ITEM 10: STAFF TRAINING

Teigland motioned, seconded by Rodas to approve Scott Holien attending the 56th Annual MN Shade Tree Short Course March 13-14, 2018 at Bethel University. MOTION PASSED UNANIMOUSLY

ITEM 11: PLUM CREEK LIBRARY SYSTEM

Rodas motioned, seconded by Gillund to authorize John Rolbiecki as Mayor to sign the Plum Creek Library System Agency Agreement on behalf of the City. MOTION PASSED UNANIMOUSLY

ITEM 12: SENIOR CITIZENS

Rodas motioned, seconded by Gillund to approve payment of the 1st half budget appropriation to the Senior Citizens in the amount of \$7,500. MOTION PASSED UNANIMOUSLY

ITEM 13: MORTGAGE & DEFERRED LOAN

Gillund motioned, seconded by Rodas to authorize John Rolbiecki as Mayor and Shirley Teigland as City Administrator to sign on behalf of the City, a satisfaction for the Combination Mortgage and Deferred Loan Agreement with Bill Ufkin and Alison Ufkin, a husband and wife, d/b/a Ufkin's Furniture & Appliance of Minneota, MN. MOTION PASSED UNANIMOUSLY

ADJOURNMENT

Koppien motioned, seconded by Gillund, to adjourn the meeting at 8:25 p.m. MOTION PASSED UNANIMOUSLY.

The next scheduled Regular Council Meeting is scheduled for March 12, 2018 at 6:30 p.m.

ATTEST:

Shirley Teigland, City Administrator

John Rolbiecki, Mayor

Council Approved March 12, 2018