

**City of Stewartville
City Council Regular Meeting Minutes
Stewartville City Hall
January 24, 2012**

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER – ROLL CALL –Mayor King called the meeting to order on January 24, 2012 at 7:00 pm. Present: King, RHanson, Stensrud, Miller-Bach and JHanson. Also Present: City Administrator Schimmel, Public Works Director Stevens, Finance Director Neubauer, Library Director Fire Chief Wolf, Asst. Fire Chief Swisher and City Clerk Roeder.

III. APPROVAL OF AGENDA –

Motion by RHanson, second by JHanson to approve the agenda. Unanimously approved.

IV. APPROVAL OF COUNCIL MEETING MINUTES

Motion by JHanson, second by Stensrud to approve the January 10, 2012 minutes. Voting in favor: JHanson, Stensrud, RHanson & King. Abstaining: Miller-Beach. Motion Carried.

V. FINANCE AND BUDGET

A. Accounts Payable –

Motion by Miller-Beach, second by RHanson to approve the accounts payable listing. Voting in favor: Miller-Beach, RHanson, Stensrud and King. Voting against: JHanson. Motion carried.

VI. PRESENTATIONS/PUBLIC HEARINGS

A. WWTF Update- Tom Madden, Yaggy Colby Assoc. appeared before the City Council to give an update on Phase II of the WWTF project. Madden stated that a full presentation would be given at the last meeting in February but wanted to give them a short briefing on the project. Madden stated that Phase II was modifications to the influent pump station. The total cost of Phase II would be approximately \$750,000.

B. Stewartville Fire Dept. 2012 Annual Report and 2013 Budget.– Asst. Chief Vance Swisher appeared before Council to present the 2012 Annual Report and 2013 Budget. Swisher gave a power point reviewing the past year and statistics. He noted that the Fire Dept/First Responders had 373 call for service, 3,839 hours of fire response and 1,407 hours of medical response. He noted that they had 2,198 hours of training along with 1,066 hours of meetings. Swisher stated that the 2013 budget had an increase of .97% - \$261,500.

Members of Council thanked Swisher and the Fire Dept. for their hard work and dedication.

VII. ORDINANCES AND RESOLUTIONS

A. Zoning Ordinance Amendment –Mayor King stated that the 1st reading of the zoning ordinance amendments was held on January 10th, with no comments being received. Mayor King stated that he was looking for approval of the zoning amendment.

Motion by RHanson, second by Stensrud to approve Ordinance 2012-1, An Ordinance Amending Chapter 13, Zoning. Unanimously approved.

B. Packaging Distribution Center – Mayor King stated that a closed meeting was held on January 20th for the purpose of reviewing the proposed lay-out of the packaging distribution center and the purchase agreement with RDC National Inc. which is the development company that was assigned to the project by Fischer and Co to work with the City Engineer and City Attorney to develop the engineering and site layout requirements and to develop the final draft of the purchase

agreement. RDC National, Inc. has been assigned to acquire the land. The City Engineer and City Attorney have reviewed the final draft and is recommending approval.

King stated that staff has put in a lot of time and effort with this project and the Schumann family has been wonderful to work with. He thanked Henry and Luella Schumann for working with the City. He noted that during the closed meeting a lot of questions had been asked and checked out with our attorney. King emphasized that there are towns North, South, East & West of us who would love to have this business in their community paying thousands and thousands dollars in taxes. Stewartville was chosen and they have agreed to things the City wanted in the purchase agreement. King stated he felt this was the flagship of many good things to come in the Schumann Business Park.

RHanson agreed with the Mayor, stating that other communities would love to have this company. He noted that Stewartville hit a home run for our economic development and are very fortunate to have attracted them.

JHanson stated that she did not feel it was right that some members of Council only heard about this at last Friday's meeting. JHanson questioned the following items:

- Development Agreement and cost of the land. She stated that we were paying \$52,000/acre or close \$11 million for undeveloped farm land. She is concerned that the Development Agreement expires in August, 2012.
- Cost of Roadway
- Deferred assessments on Schumann property on the East side of Hwy 63
- Cash flow shortage of \$497,000
- Purchase Agreement with Fisher & Co

Councilmembers Stensrud and Miller-Beach both spoke in favor of the land sale/distribution center project. They noted that they respect the confidentiality as requested by the new business. They both concurred that it was an investment in Stewartville and the potential rewards outweighed the risks.

City Administrator Schimmel explained the process in negotiating with the business and that by putting in the infrastructure we were investing in the future of Stewartville. He stated that the City initiated the whole page of dates and language to protect the City from delays that the end users might cause.

Motion by RHanson, second by Stensrud to approve Resolution 2012-1 A Resolution Approving a Purchase Agreement with RDC National Inc. Voting in favor: RHanson, Stensrud, Miller-Beach and King. Voting against: JHanson. Motion carried.

C. 2012 CIP – Ordering Plans & Specs – A public hearing was held on January 10th to hear from property owners affected by the 2012 CIP Project. The next step in the process would be to adopt a resolution ordering the improvements and preparation of plans, based on the Feasibility Study that was presented for 3rd and 4th Ave. SE from Hwy 30 to 4th St. SE and 2nd and 3rd St. SE from 2nd Ave. to 4th Ave. SE.

JHanson stated that she was concerned with another assessment project and stated that Council has been discussing projects such as; Schumann Business Park, Wastewater Treatment Plant and EOC, all totaling approximately \$4 million. She also questioned whether we should work with All American Coop to help take care of the heavy traffic concerns during harvest season.

Motion by RHanson, second by Stensrud to approve Resolution 2012-2, A Resolution Ordering Improvements and Preparations of Plans for 2012 CIP - Street and Utility Improvements. Voting in favor: RHanson, Stensrud, Miller-Beach and King. Voting against: JHanson. Motion carried.

D. Municipal Tort Liability/Appointing Agent- 1st American Insurance agent, Chris Stafford appeared before Council to discuss the 2012 Insurance. Stafford commended staff for their communication with him and for their excellent safety record. He reported to Council that the City's dividend for 2011 was \$22,000. Stafford discussed the Municipal Tort Liability and recommended that Council does not waive the monetary limits. He requested that Council approve the resolution appointing him as the agent to manage the benefits and claims.

Motion by RHanson, second by Miller-Beach to approve Resolution 2012-3, A Resolution on Municipal Tort Liability. Unanimously approved.

Motion by RHanson, second by Stensrud to approve Resolution 2012-4, A Resolution Approving the City's Insurance Agent. Unanimously approved.

VIII. MOTIONS AND GENERAL BUSINESS

A. Council Committee Assignments – Discussion was held on the committee assignment process and JHanson's opinion that the City's Committee/Commission memberships showed a bias against women. After considerable discussion the following motion was made:

Motion by JHanson to put Miller-Beach on the Personnel Committee. Motion failed for lack of second.

B. Heartland Express Bus Sale-The City advertised the sale of the bus in the Stewartville Star, Olmsted County Journal, Rochester P-B, Transit List Serve and the City's website. Four bids were received with the high bid being Roger Koski in the amount of \$3,783.00.

Motion by JHanson, second by Stensrud to sell the bus to Roger Koski for \$3,783. Unanimously approved.

C. Podein Revolving Loan - Podein's Power Equipment has submitted an application for a revolving loan to help finance their new building in the amount of \$24,900. The Finance Committee has reviewed the application and are recommending a revolving loan in the amount of \$24,900 for 5 years at 3%.

Motion by JHanson, second by Miller-Beach to approve the loan application as submitted. Unanimously approved.

IX. MAYOR, STAFF AND CONSULTANTS REPORTS

A. Mayor – King commented on the following:

- Sympathy to the families of: Anola Brown, Shirley Johnson, John Avant, Mary Born, James Walsh Jr., Forest Herron and Clinton Erickson
- Congratulations to Gail and Denny Johnson on their 50th Wedding Anniversary
- Received thank you's from Jusco Lighting and the SHS Yearbook staff
- Reminder that sidewalks need to be shoveled within 24 hrs after snow storm

B. Administrator– No report

C. Finance Director – No report

D. Public Works Director –

- Was able to use new snow blower – worked great
- Lager/Florence Pond will be dredged next week – weather permitting

E. Library Report – December report. February 21st Board Mtg. Offering E-book Training

F. Fire Chief- No report

X. COMMITTEE, COMMISSIONS AND BOARD REPORTS

- Care Center- No report
- Chamber of Commerce –No report
- City Beautification/Mn Design Team – No report
- EDA/HRA - Minutes of Jan 17th, Memo from Atty Hood. Discussion was held on the STAR building purchase. Motion by RHanson, second by Miller-Beach to set a joint EDA/Council meeting for Jan 30th @ 6:00 pm. Unanimously approved.
- Emergency Operations Task Force –Minutes of Jan 19th
- Finance- Minutes of Jan 19th
- Heartland Express- No report
- Library- No report
- Park Board- No report
- Personnel- No report
- Public Safety/Safety Committee – No report
- Planning & Zoning – No report
- Public Works- No report
- RAEDI- No report
- ROCOG- No report
- SCCC/STEW19 –No report

XI. COMMUNICATIONS

A. 2011 Building Permit Summary

B. Peoples Service – Monthly Update

XII. RECOGNITION OF GUEST(S) OPEN MIC –

- Wendy Timm – 710 23rd St. NW – Commented on Committee Assignments
 - Need to gain experience prior to sitting on committees
 - Every committee is important
 - Councilmembers duty to serve on every committee
 - More women need to volunteer
 - Thanked Mayor King for doing a good job
- Chris Stafford – 904 Bucknell Blvd – Commented on Committee Assignment
 - Have faith in your volunteers
 - Volunteers are experts based on their jobs and experience
 - Volunteer's take the tasks seriously
- Jerry Burgr – 403 1st St. E – Commented on Committee Assignments
 - Need committees – Council doesn't have enough time – use volunteer's
 - Care Center a wonderful place
- Nels Pierson – 1605 6th Ave. SW – Rochester – Will stick around after meeting if anyone has questions for him on the STAR building purchase

XIII. ADJOURN – Motion by RHanson, second by Stensrud to adjourn. Unanimously approved.

Respectfully submitted,

Cheryl Roeder
City Clerk