

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
September 19, 2011

The city council met in regular session Monday, September 19, 2011 in the council chambers at city hall. President Hodge called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Council members present: Al Johnsrud, Bryce Curtiss, Karen Nieuwbeerta and Sandra Hodge. Absent: Marvin Garbe. Mayor Debra Lee Fader absent.

Also present were: City Manager Steven C. Jones, City Attorney Janice Nelson and City Clerk Glennis Lauritsen.

It was moved by Curtiss, seconded by Nieuwbeerta and unanimously passed to approve the agenda, as presented, with the following modifications:

ACTION ITEM DESCRIPTION:

Modify: 5(A) CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING SEPTEMBER 16, 2011 IN THE AMOUNT OF ~~\$83,453.55~~ \$91,017.55.

Modified amount reflects an additional claim from Schoep Contracting for Estimate No. 1 - FINAL - 2011 Levee Temporary Fill Removal Project - in the amount of \$7,564.00.

Add: 7(H) CONSIDER RESOLUTION AUTHORIZING EXECUTION OF A MN/DOT GRANT AGREEMENT FOR AIRPORT IMPROVEMENT EXCLUDING LAND ACQUISITION (HANGAR DOOR REPLACEMENT).

Add: 7(I) CONSIDER RESOLUTION TO ACQUIRE PROPERTIES FROM THE MONTEVIDEO ECONOMIC DEVELOPMENT AUTHORITY (EDA) AT 731 AND 741 WEST HIGHWAY 212 IN CONJUNCTION WITH THE LEVEE RECONSTRUCTION PROJECT.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve the minutes of the regular meeting of September 6, 2011, as presented.

4. Notices/Communications/Announcements or Appearance of Interested Citizens.

- None.

5. Consent Agenda.

It was moved by Nieuwbeerta, seconded by Curtiss and unanimously passed to approve the following consent agenda items:

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING SEPTEMBER 16, 2011 IN THE (MODIFIED) AMOUNT OF \$91,017.55.

5(B) LIST OF SURPLUS/SEIZED ITEMS FOR SALE BY THE POLICE DEPARTMENT.

6. Public Hearings.

- None.

7. General Business.

7(A) NUISANCE ABATEMENT - 223 SOUTH 6TH STREET.

On August 15, 2011, the council passed Resolution No. 3044, which directed the property owner of 223 South 6th Street to abate nuisances on the property (bath tub, fallen fence, decayed porch, broken and/or open windows/doors.) The resolution gave the property owner 30 days to comply (9/19/11). Community Development Director Nick Haggemiller was present to address this issue, stating that staff had some limited conversation with a family member, who indicated they would be addressing the issues prior to the September 19th deadline; however, to date, there had been no visible progress. The next step would be to direct the city to abate the nuisance(s).

BRYCE CURTISS OFFERED RESOLUTION NO. 3055, A RESOLUTION AUTHORIZING CITY TO ABATE NUISANCE, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3055 WAS SECONDED BY AL JOHNSRUD. THOSE VOTING IN FAVOR OF MOTION: BRYCE CURTISS, AL JOHNSRUD, KAREN NIEUWBEERTA AND SANDRA HODGE. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 4-0.

7(B) UPDATE - ORDERS TO REPAIR/REMOVE/DEMOLISH.

Community Development Director Haggenmiller updated the council on Orders to Repair/Remove/Demolish issued to 621 State Road and 216 North 6th Street, as follows:

621 State Road (owned by Jonathan Galis). Resolution No. 3045 ordered the hazardous structure to be repaired/ removed/demolished. The Order cited unsecured property, planks missing on front porch deck and failing siding. Haggenmiller stated there had been no contact with the owner. Therefore, staff will now proceed with filing the matter in district court.

216 North 6th Street (owned by Richard Buseman). Resolution No. 3046 ordered the hazardous structure to be repaired/removed/demolished. The Order cited a porch with failing foundation, unsecure railing and rotted front steps. Haggenmiller indicated that there are people living in the dwelling; therefore, the issue is a bit tricky. However, he expects the matter to be filed in district court in the future.

7(C) UPDATE - NUISANCE ABATEMENTS.

Community Development Director Haggenmiller updated the council on the status of nuisance abatements at 1314 North 3rd (failing fence) and 601 North 6th Street (dangerous stairs and scaffolding). The issues have been resolved on both properties and, therefore, no further action is needed.

7(D) TRANSPORTATION CONTRACT WITH CHIPPEWA ENTERPRISES.

Community Development Director Haggenmiller was present to discuss a proposed transportation contract between the City of Montevideo and Chippewa Enterprises to provide transportation for their clients and aides, to be picked up from their residences to Chippewa Enterprises. Haggenmiller explained that the contract would be similar to that executed with Heartland Industries and would be negotiated to include the following:

- four (4) hours/day of service;
- estimated 70 rides/day;
- \$115/day for service;
- 225 contracted days/year;
- 90 day contract cancellation notice period;
- renew automatically on an annual basis.

Haggenmiller noted that if executed, this contract would represent an approximate 60% growth in the Montevideo Transit System. He stated that 9,000 rides were provided in 2008; approximately 40,000 rides will be provided in 2012.

It was moved by Johnsrud, seconded by Nieuwbeerta and unanimously passed to approve the contract, as presented.

7(E) TRANSPORTATION CONTRACT WITH PRAIRIE FIVE RIDES.

Community Development Director Nick Haggenmiller was present to discuss a proposed contract with Prairie Five Rides. Haggenmiller explained that in order to satisfy the contract with Chippewa Enterprises, Prairie Five Rides is being subcontracted to accommodate a small number of out-of-town pickups/dropoffs. This proposed contract uses the following assumptions:

- Four (4) hours/day of service;
- 100 miles/day;
- \$44.00/day;
- 225 service days/year.

Council member Johnsrud asked whether weekend services would be provided. Haggenmiller answered not at this time; however, that this is an issue that has been reviewed in the past and will more than likely be revisited sometime in the future.

It was moved by Nieuwbeerta, seconded by Johnsrud and unanimously passed to approve the contract with Prairie Five Rides, as presented.

7(F) PURCHASE OF BUS FROM CHIPPEWA ENTERPRISES.

Community Development Director Haggenmiller was present to discuss the possible purchase of a bus from Chippewa Enterprises. He explained that a recent accident involving the 2001 El Dorado bus resulted in a total loss; therefore, a replacement bus is needed. Haggenmiller outlined the options available to the city and recommended offering \$20,000 for the purchase of a 2006 Ford E450 bus from Chippewa Enterprises.

Haggenmiller stated that financially, staff has estimated an insurance settlement of about \$3,000. The Transit System has \$13,000 in place for the purchase of a new bus scheduled for 2013, as well as money in reserves to pay for the remainder of the purchase not covered by insurance. He also noted that because this purchase is adding a bus to the existing fleet (and not a replacement bus), Mn/DOT would not help fund the purchase.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve offering \$20,000 to Chippewa Enterprises for the purchase of a 2006 Ford E450 bus.

7(G) SWMHP CONTRACT - 2012 SMALL CITIES DEVELOPMENT GRANT.

Community Development Director Haggemiller was present to discuss a possible contract with Southwest MN Housing Partnership (SWMHP) for preparation of a 2012 Small Cities Development Program (SCDP) Grant Application. He explained that this program is administered through the Department of Employment & Economic Development to assist rental occupied and owner occupied units in rehabilitation. This would be a grant issued to the city and, in turn, to property owners. Property owners would receive a grant of up to 70% of total project costs to assist in their rehabilitation project.

Haggemiller further noted that staff has tentatively determined the areas and projects for the grant to include the following, with the understanding that some, all, or none of the proposed could eventually be approved:

Rental Occupied Units

- Ashmore Place - rehabilitation - roof project
- Brookside Manor - new construction - 43-unit development
- Chippewa Bank Building - commercial/residential rehab

Owner Occupied Units

- Single-Family - rehabilitation

Haggemiller added that general funding for single- and multi-family rental occupied units would not be sought because current EDA programming is already in place targeting these areas.

It was moved by Curtiss, seconded by Nieuwbeerta and unanimously passed to approve the contract with SWMHP, as presented.

7(H) MN/DOT GRANT AGREEMENT - AIRPORT HANGAR DOOR.

The state has conveyed to the city resolution language to formally authorize the execution of its grant agreement for replacement of the FBO hangar door at the airport, to be completed in 2011. The city and airport commission have both approved the project.

BRYCE CURTISS OFFERED RESOLUTION NO. 3056, A RESOLUTION OF AUTHORIZATION TO EXECUTE MN/DOT GRANT AGREEMENT FOR AIRPORT IMPROVEMENT EXCLUDING LAND ACQUISITION, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3056 WAS SECONDED BY AL JOHNSRUD. THOSE VOTING IN FAVOR OF MOTION: BRYCE CURTISS, AL JOHNSRUD, KAREN NIEUWBEERTA AND SANDRA HODGE. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 4-0.

7(I) SALE OF EDA PROPERTIES TO THE CITY - 731 & 741 WEST HIGHWAY 212.

In 2008, the Montevideo Economic Development Authority (EDA) acquired two properties on Highway 212, close to the Minnesota River bridge. Both properties had been vacant for over one year and were becoming a nuisance. In addition, it was known that the city would ultimately need both of these properties for levee reconstruction.

City Manager Jones explained that city staff is beginning to do work on Phase 3 of the levee project and would likely have time this fall to demolish the buildings. Therefore, staff recommended purchasing the property at 731 West Highway 212 for the price of \$10,900 and 741 West Highway 212 for the price of \$20,600, for a total cost of \$31,500 (the same price paid for the properties in 2008), plus expenses, for a final cost of \$32,561.80. (The acquisition would be contingent upon EDA approval at its meeting on Tuesday, September 20th.)

AL JOHNSRUD OFFERED RESOLUTION NO. 3057, A RESOLUTION ACQUIRING PROPERTIES (731 AND 741 WEST HIGHWAY 212), AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3057 WAS SECONDED BY KAREN NIUEWBEERTA. THOSE VOTING IN FAVOR OF MOTION: AL JOHNSRUD, KAREN NIEUWBEERTA, BRYCE CURTISS AND SANDRA HODGE. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 4-0.

8. Ordinances.

- None.

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9. Discussion and Miscellaneous.

Council President Hodge inquired about odor at the wastewater treatment plant. City Manager Jones stated it most likely was caused by the seasonal sludge transferring/handling; however, he would discuss the issue with the utilities superintendent.

Meeting adjourned at 7:35 P.M.

Glennis A. Lauritsen, Secretary

Approved by council October 3, 2011:

Marvin E. Garbe - Acting President