

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
August 20, 2012

The city council met in regular session Monday, August 20, 2012 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: Marvin Garbe, Al Johnsrud, Bryce Curtiss and Sandra Hodge.
Absent: Karen Nieuwbeerta. Mayor Debra Lee Fader present.

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

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

MODIFY: 5(A) **CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING AUGUST 17, 2012 IN THE AMOUNT OF ~~\$150,230.80~~ \$173,688.45.**

Modified amount reflects the following additional invoices:

MISCELLANEOUS

Delta Dental of MN	Premium - September	\$ 1,837.60
Mitlyng Electric	Condenser repairs/P.D.	4,591.76

UTILITY

MN Dept of Health	Annual water testing fee	14,151.00
SEH, Inc.	May services/WWTP	2,877.29

DELETE: 7(B) **CONSIDER CONDITIONAL USE PERMIT REQUEST BY DAVE FJERKENSTAD TO ALLOW MINI-STORAGE IN A B-2 ZONE TO BE LOCATED AT THE NE CORNER OF THE INTERSECTION OF HIGHWAYS 7 & 212 (DIRECTLY NORTH OF CUP-A-JOE).**

DELETE: 7(C) **CONSIDER SITE PLAN REVIEW FOR MINI-STORAGE IN A B-2 ZONE TO BE LOCATED AT THE NE CORNER OF THE INTERSECTION OF HIGHWAYS 7 & 212.**

ADD: **7(I) CONSIDER EXTENSION TO PFA LOAN FOR WASTEWATER TREATMENT PLANT.**

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve the minutes of the regular meeting of August 6, 2012, and the Budget Worksessions of August 6 and 13, 2012, as presented.

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

- None.

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING AUGUST 17, 2012 IN THE (MODIFIED) AMOUNT OF \$173,688.45.

5(B) APPLICATION FROM THE SENIOR CITIZENS OF THE MONTEVIDEO AREA, INC. TO CONDUCT EXCLUDED BINGO AT THE MONTEVIDEO COMMUNITY CENTER ON OCTOBER 29, 2012.

6. Public Hearings.

- None.

7. General Business.

7(A) RENEWAL OF 2:00 A.M. CLOSING - INN LIKE FLINN.

Inn Like Flinn, Inc., 305 South 1st Street, has completed a state renewal application for the optional 2:00 A.M. closing of their liquor establishment, which needs prior approval of the city. The current permit expires September 4, 2012. An incident log generated by the police department had been prepared for review by the council, and Police Chief Adam Christopher was in attendance to address questions/concerns raised.

It was moved by Garbe and seconded by Curtiss to approve the renewal application. Those voting in favor of motion: Garbe, Curtiss and Johnsrud. Those voting against motion: Hodge. Motion passed 3-1.

7(B) DELETED.

7(C) DELETED.

Staff asked for the city attorney's advice in taking action on Item 7(D) inasmuch as a quorum of the planning commission had not been present and, therefore, no official recommendation was made by them to the council. City Attorney Nelson stated that the difference between 7(B) (CUP application) / 7(C) (associated site plan review) is that a public hearing was required for the conditional use permit. There is no public hearing required for a site plan review and the council ultimately approves; therefore, she advised the council to continue with the consideration of Item 7(D).

7(D) SITE PLAN REVIEW - CCMH AMBULANCE GARAGE.

Community Development Director Angela Steinbach was present to present a site plan review submitted by the Chippewa County-Montevideo Hospital for a 94'4" x 65' ambulance garage facility to be located at 1020 North 13th Street. The site plan was unofficially reviewed by the Montevideo Planning Commission at its meeting prior to the council meeting. This parcel is located in a MB - Medical Business District, a Flood Zone C (area of low flooding potential), is outside of Airport Safety Zones A & B and meets airport height requirements. Staff recommended approval of the site plan, noting that handicap parking spaces, as well as lighting plan, would be reviewed upon completion of those plans.

It was moved by Garbe, seconded by Curtiss and unanimously passed to approve the site plan review, as presented.

7(E) BUILDING REVITALIZATION GRANT PROGRAM.

Community Development Director Angela Steinbach was present to discuss the Building Revitalization Grant Program, a program designed to eliminate slum and blight conditions and to prevent further deterioration of Montevideo industrial/commercial buildings. Steinbach explained that this grant program is similar to the Storefront Revitalization Grant Program the city participated in a few years ago, with the main

difference being that the Building Revitalization Grant will allow applicants from outside the downtown area, i.e. ALL Montevideo businesses. Steinbach reviewed the list of eligible improvements.

Staff recommended funding approximately 10 projects, with an estimated total cost of \$20,000, contingent upon review and approval by the Economic Development Authority.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve participation in the Building Revitalization Grant Program, as presented.

7(F) GROW MONTEVIDEO GRANT PROGRAM.

Community Development Director Angela Steinbach was present to discuss the Grow Montevideo Grant Program, a program designed to encourage local retail and commercial businesses to acquire the additional tools, equipment or e-commerce services they need to develop additional profit centers for their business. Similar to the previous agenda item, this grant program would be open to ALL businesses within Montevideo.

Staff recommended funding 20 projects at \$1,000 each, for a commitment of \$20,000, contingent upon review and approval by the Economic Development Authority.

It was moved by Garbe, seconded by Johnsrud and unanimously passed to approve participation in the Grow Montevideo Grant Program, as presented.

7(G) TEMPORARY ON-SALE LIQUOR LICENSE - VFW.

The VFW has completed a state application for a temporary on-sale liquor license to serve liquor in conjunction with the Chamber Gala scheduled for November 16, 2012 at the Montevideo Training & Community Center (TACC). The application must first be approved by the city prior to submission to the State of Minnesota.

It was moved by Garbe, seconded by Johnsrud and unanimously passed to approve the application for submission to the state.

7(H) \$100.00 GIFT FROM JAY & MERIDETH BROWN.

A \$100.00 gift has been received from Jay & Merideth Brown for the Twins Field for Kids Program, which needs formal acceptance by the city.

AL JOHNSRUD OFFERED RESOLUTION NO. 3122, A RESOLUTION ACCEPTING GIFTS/GRANTS, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3122 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: AL JOHNSRUD, BRYCE CURTISS, MARVIN GARBE AND SANDRA HODGE. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 4-0.

7(I) PUBLIC FACILITIES AUTHORITY LOAN EXTENSION - WWTP.

City Manager Jones explained that due to some existing equipment issues at the wastewater treatment plant, staff requests a delay of the final payment to the contractor. The city's PFA loan expires on August 31st. To allow the city to withhold payment, but get reimbursement from the PFA later, an extension of the PFA loan is needed. The PFA has expressed its willingness to extend the loan to December 31, 2012.

It was moved by Garbe, seconded by Curtiss and unanimously passed to authorize the city manager to send a request to the PFA for an extension of the city's loan until December 31, 2012.

8. Ordinances.

8(A) INTRODUCTION OF ORDINANCE NO. 920.

Current city code language states that fences exceeding 8' in height require a building permit and/or conditional use permit. Minnesota Building Code states 6'. An ordinance has been drafted to modify existing language for consistency with the state building code.

AL JOHNSRUD INTRODUCED ORDINANCE NO. 920, AN ORDINANCE AMENDING SECTIONS 7A, D AND E OF CHAPTER 13 OF TITLE 11 OF THE MONTEVIDEO CITY CODE ENTITLED, "FENCING AND SCREENING; RESIDENTIAL, BUSINESS AND INDUSTRIAL."

9. Discussion and Miscellaneous.

- ▶ City Engineer David Berryman updated the council on the 2012 Street Improvements, noting that paving is slated for mid-week next week - seeding Thursday-Friday - adding a catch basin @ 6th & Ashmore - and finishing up at the end of next week. He noted that he

will be soon talking with Friendship Homes and Royal Tire regarding access to/from their properties during Town Road improvements.

- ▶ Council member Garbe discussed Mn/DOT rights-of-way, noting that their appearance is better than it has been in the past; however, it still needs attention. He also voiced concern (roots) over trees growing up on the back side of the levee, which appears to be on Mn/DOT property as well.

Meeting adjourned at 7:32 PM.

Glennis A. Lauritsen, Secretary

Approved by council September 4, 2012:

Sandra Hodge, President