

CITY OF MONTEVIDEO  
CITY COUNCIL PROCEEDINGS  
October 1, 2012

The city council met in regular session Monday, October 1, 2012 in the council chambers at city hall. Acting President Garbe called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Council members present: Al Johnsrud, Bryce Curtiss and Marvin Garbe. Absent: Karen Nieuwbeerta and Sandra Hodge. 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 Johnsrud, seconded by Curtiss and unanimously passed to approve the agenda, with the deletion of Item 8(A). Inasmuch as only three council members were in attendance, the ordinance could not be adopted (four votes required for passage.) The ordinance will be placed on the October 15<sup>th</sup> agenda for consideration.

It was moved by Curtiss, seconded by Johnsrud and unanimously passed to approve the minutes of the regular meeting of September 17, 2012, as presented.

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

- None.

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING SEPTEMBER 28, 2012 IN THE AMOUNT OF \$638,122.53.

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

5(C) APPLICATION FROM TWO RIVERS CHAPTER OF MN DEER HUNTERS ASSOCIATION FOR AN EXEMPTION FROM LAWFUL GAMBLING LICENSE REQUIREMENTS.

6. Public Hearings.

- None.

7. General Business.

7(A) CUP - JAMIE WINTERS - OVERSIZED GARAGE.

Community Development Director Angela Steinbach presented a conditional use permit request by Jamie Winters, 1218 North 6<sup>th</sup> Street, to allow the construction of a garage exceeding 1,000 square feet in size. Steinbach noted that the Montevideo Planning Commission had held the required public hearing at 6:00 P.M. this evening and unanimously recommended approval, with the following conditions:

1. The city reserves the right to review this permit at any time and to add additional conditions to preserve and protect the character of the area.
2. Due to lot size, no additional accessory building over 120 square feet may be erected on this property.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to authorize issuance of the conditional use permit, with conditions 1 & 2, as recommended by the planning commission.

7(B) SITE PLAN REVIEW - FRIENDSHIP HOMES.

A site plan was submitted by Friendship Homes, 815 Budd Street for a new 90' x 100' pre-engineered structural building for use as a frame welding facility; a 25' x 100' structural steel addition to the west side of Plant 2; and, a 50' x 75' structural steel addition to the south side of Plant 2. The entire parcel is located in an I2 - Heavy Industry District, and within both Flood Zones C (area of low flooding potential) and B (500-year floodplain). The new construction and additions, however, appear to be located only within Zone C. The parcel is also located outside of Airport Safety Zones A & B and meets airport height requirements.

It was noted that the Montevideo Planning Commission had unanimously recommended approval.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve the site plan, as recommended by the planning commission.

7(C) HANDICAP PARKING REQUEST - ST. JOSEPH CHURCH.

St. Joseph's Catholic Church submitted a request for three handicap parking spaces along the east side of the church, on 6<sup>th</sup> Street. This would be in addition to existing handicap parking spaces in front of the church on Black Oak Avenue.

Staff does not recommend that this be allowed in its current configuration. Even though the spots could be reserved, except for one area along 6<sup>th</sup> Street, a handicap person would either have to exit onto a curb, or exit into the street - neither of which seem to be the safest or most accessible option. Staff is also very concerned about allowing a handicap spot close to the intersection, which is a tight and busy corner.

The church currently has handicap parking (off-street) at the front of the church on Black Oak. They also received city council permission to have a marked pedestrian crossing to their parking lot immediately across (north) from the church.

Staff recommended the church dedicate space in their parking lot for handicap parking, which would have been required if this was a new church. Curb cuts and crossing are already in place to handle flow from that lot to the church.

As an alternative, the church could be asked to resubmit a design for handicap parking on the east side of the church that would mirror the type of handicap parking space that was designed for the front of the church. Or, the city could allow one additional space where there is a large curb cut along 6<sup>th</sup> Street.

Following discussion, it was moved by Johnsrud, seconded by Curtiss and unanimously passed to deny the request as submitted; however, direct the city manager to discuss available options with the church.

7(D) WATER/SEWER ASSESSMENT (BUY-IN) - JEFF DREXLER.

Jeff Drexler, American Surplus, 2709 East Highway 7, submitted a written request to the city to consider entering into a voluntary special assessment agreement for hookup to municipal water and sanitary sewer.

In 2006, the council set buy-in fees for sanitary sewer and water connections in the Morningside Subdivision. Fees were set at \$3,500.00 for a water connection and \$3,500.00 for a sanitary sewer connection, with costs increasing 6% annually. For 2012, those fees are now \$4,760.00 each, or a total of \$9,520.00.

A Request for Water/Sewer agreement was drafted and sent to Mr. Drexler for his review and signature. The assessment would be for a term of 15 years, with interest at the rate of 6% per annum, beginning with the real estate taxes due and payable in the year 2013.

It was moved by Johnsrud, seconded by Curtiss and unanimously passed to approve the agreement with Drexler, as presented.

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7(E) SPRINKLER AGREEMENT WITH JAMES WIK.

It was moved by Curtiss, seconded by Johnsrud and unanimously passed to approve an Agreement for Installation of Sprinklers with James Wik, 502 South 12<sup>th</sup> Street.

8. Ordinances.

8(A) COMPENSATION OF MAYOR & COUNCIL MEMBERS.

This item was deleted from the agenda and will be placed on the October 15<sup>th</sup> meeting agenda for consideration.

9. Discussion and Miscellaneous.

- ▶ Mayor Fader announced that a candidate debate is scheduled for Thursday, October 4<sup>th</sup>, at the Hollywood Theater and encouraged the public to attend.

Meeting adjourned at 7:09 PM.

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Glennis A. Lauritsen, Secretary

Approved by council October 15, 2012:

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Sandra Hodge, President