

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
July 21, 2014

The city council met in regular session Monday, July 21, 2014 in the council chambers at city hall. President Garbe called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Council members present: Marvin Garbe, Bryce Curtiss, Todd Hay, Nathan Schmidt and Karen Nieuwbeerta. Absent: None. Mayor Debra Lee Fader present.

Also present were: City Manager Steven C. Jones, City Attorney Janice M. Nelson, Rodeberg & Berryman Engineer Mike Amborn and City Clerk Glennis A. Lauritsen.

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

MODIFY: 5(A) **CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING JULY 18, 2014 IN THE AMOUNT OF ~~\$934,971.56~~ \$1,128,169.95.**

Revised amount reflects the following additional claims:

<u>LIQUOR</u>	
Locher Brothers - Inventory	7,230.45
<u>CAPITAL EQUIPMENT & FACILITIES</u>	
TEK Mechanical Services, Inc. - Application #3 - HVAC	81,234.44
<u>MISCELLANEOUS</u>	
Dana F. Cole & Co., LLP - 2013 Audit	23,088.28
<u>REFUSE</u>	
Tostenson, Inc. - June services	57,643.48
<u>STREET</u>	
Univar USA, Inc. - Mosquito spray (Kontrol)	8,580.00
<u>UTILITY</u>	
Short, Elliott, Hendrickson, Inc. - Watermain Rehab	15,421.74

7. General Business.

7(A) COMMUNITY CENTER AWNING.

Two quotes have been received for awning replacement at the Montevideo Community Center. Low quote was submitted by S.E.W. Enterprises in the amount of \$4,275.00.

It was moved by Nieuwbeerta, seconded by Schmidt and unanimously passed to approve the quote of S.E.W. Enterprises, Willmar, MN, in the amount of \$4,275.00 to be paid from the Community Center's Capital Improvement funds.

7(B) CHANGE ORDER #2 - FIRE HALL CONSTRUCTION PROJECT.

As a part of the July 7th meeting, the city council discussed and approved Change Order #1 for the Fire Hall Construction Project for additional soil work at the site. Additional soil corrections are also needed to the parking lot areas, and some expansion of the footings. The amount of Change Order #2 is \$81,373.00.

It was moved by Hay, seconded by Curtiss and unanimously passed to approve Change Order #2 in the amount of \$81,373.00.

7(C) MILWAUKEE ROAD HERITAGE CENTER LEASE.

The council reviewed and discussed possible new lease language on the city-owned rail yard site, as drafted by city staff.

Following the discussion, the council directed staff to incorporate the changes discussed, ask the city attorney to review the document and then present it back to the council for further review.

7(D) CAPITAL IMPROVEMENT PLAN REVIEW.

City Manager Jones gave a brief overview of the Capital Improvement Plan, in preparation for upcoming 2015 Budget Worksessions. He stated that individual CIP's will be reviewed when each departmental budget is discussed during the worksessions.

7(E) TREE REMOVAL POLICY FOR RIGHT-OF-WAY LOCATIONS.

Staff has requested the council establish a policy for tree removal on shared private property/city right-of-way. In 2009, the city approved taking a tree that staff had estimated was about one-third on the ROW and again in 2004, the city took another tree that was only partially on city ROW.

It was moved by Curtiss, seconded by Nieuwbeerta and unanimously passed to establish a policy that the city be responsible for costs associated with tree removal if *any* portion of the tree is located on city right-of-way.

7(F) AMENDED LOAN REQUEST - GUNLOGSON FAMILY CHIROPRACTIC.

The Montevideo Community Development Corporation (MCDC) and the city have previously approved a loan of \$50,000 to Gunlogson Family Chiropractic, P.A. (dba/Cornerstone Chiropractic Health Partners) to acquire the former Dollar Store building at 804 North 16th Street and agreed to take a second position behind Minnwest Bank. It has now become necessary for the city to agree to accepting a third position rather than a second, behind Minnwest Bank AND the Small Business Administration (SBA).

It was moved by Curtiss, seconded by Hay and unanimously passed to approve a third position rather than a second position for the Gunlogson loan, subject to approval by the MCDC at its July 24, 2014 meeting.

7(G) CHANGE ORDER #1 - BENSON ROAD SAFE ROOM PROJECT.

It was moved by Schmidt, seconded by Curtiss and unanimously passed to approve Change Order #1 for the Benson Road Safe Room Project, to allow a 30-day extension for completion of the project by Peters Construction, Inc. to August 29, 2014.

8. Ordinances.

- None.

9. Discussion and Miscellaneous.

9(A) UPDATE - KINDER KARE OPERATING FUNDS REQUEST.

The Economic Development Authority (EDA) and Montevideo Community Development Corporation (MCDC) approved \$5,000 each to help fund Kinder Kare's infant room start-up costs. Kinder Kare created a projected budget and was still facing a \$3,000 operating cost shortfall. They requested additional funding from the EDA and MCDC. Both entities approved \$1,500 each to help fund Kinder Kare's operating costs for 2014 and 2015. In addition to the operating funds request, the MCDC funded 1/3 of the cost of a new emergency door in the infant room, which was a requirement of the State Fire Marshal.

- ▶ Rodeberg & Berryman Engineer Amborn updated the council on the utility and street construction projects.
- ▶ Council member Schmidt reminded the council of the Kinder Kare toddler playground build, taking place August 1st and 2nd.
- ▶ Council President Garbe commented on the downtown lighting project on the avenues in the downtown area, west of First Street. He also asked about the progress of the (chronic) condition of rental properties and what additional enforcement measures the city can take to further address these issues. Staff informed the council that a meeting is scheduled between staff (building official, city manager, community development director) and the city attorney for Wednesday, July 23rd.

Meeting adjourned at 8:22 P.M.

Glennis A. Lauritsen, Secretary

Approved by council August 4, 2014:

Marvin E. Garbe, President