

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
October 20, 2014

The city council met in regular session Monday, October 20, 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 Engineer David Berryman and City Attorney Janice Nelson.

President Garbe welcomed high school students in attendance to observe the council proceedings.

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

MODIFY: 7(C) CONSIDER APPROVAL OF CHANGE ORDER #10 FOR THE FIRE HALL PROJECT.

Additional document provided, listing additional concerns for consideration.

MODIFY: 7(D) CONSIDER AGREEMENTS WITH THREE (3) ARTISTS TO PREPARE DESIGNS FOR AN ARTIGAS PLAZA MURAL.

Proposed agreements provided.

It was moved by Curtiss, seconded by Nieuwbeerta and unanimously passed to approve the minutes of the regular meeting of October 20, 2014, as presented.

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

- None.

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING OCTOBER 16, 2014 IN THE AMOUNT OF \$161,136.47.

5(B) APPLICATION SUBMITTED BY THE MONTEVIDEO AREA CHAMBER OF COMMERCE FOR USE OF THE CITY-OWNED PARKING LOT SOUTH OF GROAT'S FOR A "TRUNK OR TREAT" HALLOWEEN EVENT ON FRIDAY, OCTOBER 31, 2014.

6. Public Hearings.

- None.

7. General Business.

7(A) UPDATE - MRHC LEASE AGREEMENT.

Jim Ruether, of the Milwaukee Road Heritage Center (MRHC), was on hand to address the city council. His main concern with the proposed agreement was with Part XII, which allows the city to cancel the agreement on 90-day notice and as such, he had concerns that this part of the lease would make it difficult for them to receive grants. His preference was that there would be "conditions" on any cancellation of the lease. If changes could not be made, Ruether asked that the city consider several options: 1) turn the property over to the MRHC; 2) give the MRHC right of first refusal if the city proposed a sale to others; 3) consider a sale at or lower than the market value to the MRHC; or, 4) identify "specific reasons" when the lease could be cancelled.

The council discussed value of the land, and what other uses there may be for the site. They also discussed the legalities of such a sale. After more discussion, the council directed staff to research the legal issues of a sale and report back to the city council.

7(B) BIDS RECEIVED - WELL TRANSMISSION LINE PROJECT (PIPE BURSTING).

Bids were opened on Friday, October 10, 2014 for the Pipe Bursting Raw Water Main Project. Three (3) bids were received by the city on the project. One bid was voluntarily dropped by the bidder due to irregularities, the other two were higher than the engineer's estimates. The city also has some timing issues with completing the application with the Public Facilities Authority (PFA) for financing. For those reasons, the engineer and staff recommended rejecting all bids and re-bidding in Spring 2015.

It was moved by Nieuwbeerta, seconded by Schmidt and unanimously passed to reject all bids on the project, as recommended by the engineer and city staff.

7(C) CHANGE ORDER #10 - FIRE HALL PROJECT.

Change Order #10 in the amount of \$5,466 is for additional electrical work (outlets) in the kitchen area and the south side of the apparatus bay, as suggested by the city council at the last meeting.

After discussion, it was moved by Schmidt, seconded by Curtiss, and unanimously passed to approve change Order #10.

In addition, the council discussed a number of other issues related to the project. Additional materials were handed out by the city manager that explained a number of questions that had come up. After discussion, the city council directed staff to:

- 1) Add natural gas to the kitchen.
- 2) Add two electrical outlets in the Antique Truck Garage.
- 3) Add three-way switches at both doors into the training room.
- 4) Add electrical outlet on the south wall of training room.
- 5) Make sure electrical switches in the training room turn ceiling lights on in two different banks.
- 6) Make sure all lights in the main garage area are accessed by each door.

7(D) ARTIGAS PLAZA MURAL DESIGN AGREEMENTS.

The Montevideo Arts Project (MAP) Committee has been soliciting proposals from artists to prepare designs for a new mural in Artigas Plaza. MAP reviewed six (6) proposals, and have recommended that three artists be offered contracts in the amount of \$250 each.

After discussion, it was moved by Curtiss, seconded by Schmidt, and unanimously passed to offer contracts to: Rocio Matosa, Shawn McCann and Rick Carufel.

7(E) LETTER OF INTENT - RAILROAD PEDESTRIAN CROSSING.

At a previous meeting, the city council asked staff to look into adding a pedestrian crossing across the railroad tracks in the depot area. A letter of interest to Mn/DOT is due at the end of October 2014, and a full grant application is due by the end of January

2015. This application is for the 2019 ATP funding, but funds may be available sooner. It is staff's estimate that besides in-kind staff time on the project, engineering services of at least \$5,000 will be needed to complete the application.

Following discussion, it was moved by Hay, seconded by Curtiss and unanimously passed to direct staff to complete the needed applications.

7(F) 2015 PAY INCREASES - NON-UNION EMPLOYEES/DEPARTMENT HEADS.

City Manager Jones has recommended pay increases for non-union employees and department heads for 2015. In most cases, the suggested raise is 2.5%, the same being paid to LELS employees in 2015.

After discussion, it was moved by Curtiss and seconded by Hay to approve the raises as outlined in the memo from the city manager. Those voting in favor of motion: Curtiss, Hay, Nieuwbeerta and Garbe. Those voting against motion: None. Schmidt abstained. Motion carried 4-0-1.

8. Ordinances.

8(A) ADOPTION OF ORDINANCE NO. 932.

Ordinance No. 932 was introduced at the October 6, 2014 meeting and would allow the city council to make changes in the fee and interest rates set by resolution for utility tax liens.

IT WAS MOVED BY KAREN NIEUWBEERTA THAT ORDINANCE NO. 932, AN ORDINANCE AMENDING 8-2-3 OF THE MONTEVIDEO CITY CODE ENTITLED UTILITY CHARGES LIENS TO BE COLLECTED WITH TAXES, BE ADOPTED. MOTION FOR ADOPTION OF ORDINANCE NO. 932 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: KAREN NIEUWBEERTA, BRYCE CURTISS, NATHAN SCHMIDT, TODD HAY AND MARVIN GARBE. THOSE VOTING AGAINST MOTION: NONE. ORDINANCE PASSED 5-0.

9. Discussion and Miscellaneous.

- ▶ City Engineer Berryman reported that the one year inspection of the water tower was completed, and it was found to be in excellent condition.

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- ▶ City Manager Jones mentioned that the old test wells on 1st Street have been sealed.
- ▶ Mayor Fader informed the council that the Annual Hunt event went well.
- ▶ There was a question about citizens knowing that Channel 8 is now Channel 180. Another ad will be in the local newspaper.

Meeting adjourned at 7:56 P.M.

Steven C. Jones, Acting Secretary

Approved by council November 3, 2014:

Marvin E. Garbe, President