

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
February 5, 2018

The city council met in regular session Monday, February 5, 2018 in the council chambers at city hall. Council President Garbe called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

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

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

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

MODIFY: 5A) CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING FEBRUARY 2, 2018 IN THE AMOUNT OF ~~\$237,086.49~~ \$292,897.51.

Revised amount reflects the following additional claims:

LIQUOR

Locher Brothers, Inc. - Inventory	\$ 8,282.00
Johnson Brothers Liquor Co. - Inventory	9,784.87
MN Department of Revenue - Sales Tax	13,766.00
Paustis Wine Company - Inventory	2,420.02
Phillips Wine & Spirits - Inventory	2,855.27
Southern Glazer's of MN - Inventory	5,620.26

EDA ADMINISTRATION

UMVRDC - 2018 Prairie Waters Membership	2,050.00
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MISCELLANEOUS

Birch Communications - Phone Bill	2,095.09
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POLICE

Cellebrite, Inc. - Forensic Computer - Yearly Maintenance	3,700.00
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UTILITY

Hawkins, Inc. - Aluminum Sulfate

5,237.51

ADD: 5B) CONSIDER REQUEST FOR USE OF CITY PROPERTY (SMITH PARK/BIKE TRAILS/CITY STREETS) FOR WILLY'S WISH 5K FUN RUN ON SATURDAY, JUNE 16, 2018.

MODIFY: 7I) CONSIDER ~~ADDITIONAL BOARDS/COMMISSION~~ APPOINTMENTS APPOINTING A SECOND CITY COUNCIL REPRESENTATIVE TO THE HOSPITAL COMMISSION.

It was moved by Curtiss, seconded by Hay and unanimously passed to approve the minutes of the regular meeting of January 16, 2018, as presented.

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

4(A) EMPLOYEE SERVICE AWARD.

Mayor Fader presented a 20-year employee service award to Police Sergeant Jeff Eickhoff (hired 1/26/1998).

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING FEBRUARY 2, 2018 IN THE (MODIFIED) AMOUNT OF \$292,897.51.

6. Public Hearings.

- None.

7. General Business.

7(A) HEALTH PROVIDERS CONDITIONAL USE PERMIT.

Assistant City Manager Angela Steinbach reported that in a meeting held earlier this evening, the Montevideo Planning Commission conducted a public hearing to consider a conditional use permit request by Health Providers, Ltd. to allow a home occupation office space in a R2, Multi-Family Residential District, at 911 North 16th Street. The office would be located in a portion of an adult foster care home at that location. The commission unanimously recommended approval, with the following conditions:

1. Permitted entity must ensure all city building codes and ordinances are followed concerning the setup/construction of the business, as well as sign and parking ordinances once established.
2. 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 and to lessen the impact of using a residence for a home-based occupation.

It was moved by Hay, seconded by Hodge and unanimously passed to approve the conditional use permit, with the two conditions as recommended by the planning commission.

7(B) MONTESSORI SCHOOL CONDITIONAL USE PERMIT.

Assistant City Manager Angela Steinbach reported that in a meeting held earlier this evening, the Montevideo Planning Commission conducted a public hearing to consider a conditional use permit request by Erle & Koreen Thompson/Wildwood Montessori School, to allow a private nursery school in a R2, Multi-Family Residential District, at 215 South 5th Street. The commission recommended approval on a 6-1 vote, with the following conditions:

1. Permitted entity must ensure all city building codes and ordinances are followed concerning the setup/construction of a school, as well as sign and parking ordinances once established.

2. 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 and to lessen the impact of using a residence for a school.

Steinbach stated that comments had been received by two neighbors - one in the form of a phone call asking general questions but neither for or against the project - and the other in the form of a letter expressing concerns over number of students and the possibility of decreased property values in the neighborhood.

Council member Hodge referred to the 6-1 vote by the planning commission and inquired as to the reason given for the negative vote. Steinbach stated that this member had asked about handicap accessibility, both outside and inside the structure, and those questions had been answered by the applicant but that there was no specific reason given for voting against the project. Hodge stated her support of the project, citing the need for and importance of child care and education in the community. When asked for the hours of operation, the Thompsons indicated 8:30 A.M. to 1:00 P.M., Monday-Friday.

It was moved by Curtiss, seconded by Schmidt and unanimously passed to approve the conditional use permit, with the two conditions, as recommended by the planning commission.

7(C) SITE PLAN REVIEW - WILDWOOD MONTESSORI SCHOOL.

Assistant City Manager Angela Steinbach reported that in a meeting held earlier this evening, the Montevideo Planning Commission conducted a site plan review for the Wildwood Montessori School at 215 South 5th Street. Items reviewed by the commission included Use Regulations; Height/Yard/Area Regulations; Miscellaneous Site Requirements; Parking Regulations; Loading & Unloading Regulations; Drainage; Utilities; Landscaping/Grading; Architectural Plans; and, Survey/Plat Information/Requirements. Following review, the commission recommended its approval on a 6-1 vote.

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

7(D) HOSPITAL JOINT POWERS AGREEMENT MODIFICATION(S).

Mark Rekow, Chairman of the Chippewa County-Montevideo Hospital, was present to discuss a proposed change to the Hospital Joint Powers Agreement to allow medical personnel (and others) to become members of the Hospital Commission. Rekow explained this change would allow the commission greater flexibility in appointing the 7th member. Because the new commission will have two city council and two county board members, there will be greater control over the commission so that if a decision is made to appoint someone from the medical community, or someone from outside the county, it would have to have the support of the city and county (from their members on the commission) before going forward. They would not be obligated to appoint anyone.

Following discussion, it was moved by Schmidt, seconded by Curtiss and unanimously passed to approve amending the Joint Powers Agreement, as requested, with the understanding that approval is also needed from the Chippewa County Board of Commissioners.

7(E) PICKUP QUOTES (PUBLIC WORKS).

Public Works Director Aaron Blom was present to discuss quotes received for the purchase of a new pickup to be used in the Public Works Department. The following quotes were received:

<u>Dealer</u>	<u>Vehicle</u>	<u>Quote</u>
Mike Motors - Ely, MN (state contract)	Dodge Tradesman 2500	\$24,129.00
Adams Motors - Montevideo	Dodge Tradesman 2500	24,198.00
Schwieters Ford - Montevideo	Ford F250	25,741.00
Ranger Chevrolet - Hibbing, MN (state contract)	Chevrolet 2500HD	26,243.00

Blom explained that after reviewing the quotes, it was determined that the purchase of the 2018 Dodge from Adams Motors was the best option. Even though their quote was \$69.00 more than the state bid quote from Mike Motors, the cost to drive to/from Ely would quickly exceed the difference (meals/fuel/wages for two employees.) He added that the only problem with the purchase from Adams Motors is that it will take up to six months to receive the vehicle; however, that is not an issue for the department.

It was moved by Hay, seconded by Schmidt and unanimously passed to approve the purchase of a 2018 Dodge Tradesman 2500 in the amount of \$24,198.00 from Adams

Motors (and not the lower, state contract quote), due to the expenses that would be incurred for meals/fuel/wages for two employees to/from Ely.

7(F) MOWER QUOTES.

Public Works Director Aaron Blom was present to discuss quotes received for four (4) 2018 model Z-track mowers for use in the parks department. Blom explained that the new mowers would replace two (2) Z930R 54" and two (2) Z970R 72" Z-track mowers. Two companies submitted quotes, and staff recommended approving the quote of Kibble Equipment in the amount of \$16,000 which includes trade-in of four (4) 2017 model Z-track mowers. Blom stated that staff was not able to review state bid pricing.

It was moved by Schmidt, seconded by Hodge and unanimously passed to authorize purchase of the four new mowers from Kibble Equipment, as recommended by staff.

7(G) TAXIWAY CONSTRUCTION/ENGINEERING AGREEMENT.

City Manager Jones explained that as a prelude to proposed hangar construction in 2019, taxiways at the airport need to be constructed and improved. This project is included in the Airport CIP and is eligible for state and FAA funding. Jones explained that the airport receives an allocation of \$150,000/year for certain projects and can only "bank" up to three years worth of funds before they must be used or returned. Therefore, if a project is not done this year, the city will lose approximately \$80,000. There is a desire to build new hangars in 2019. To do that, one section of the taxiways needs to be widened and new taxiways added. This would allow the greatest flexibility to build either larger stand alone hangars, or T-hangars. In order to proceed with the project, the city needs to take action to proceed and agree to a contract with SEH for engineering services. The county would then need to affirm the city's action. Jones added that the airport commission recommended the city and county boards proceed with the project.

It was moved by Hodge, seconded by Hay and unanimously passed to proceed with the Taxiway Construction Project and authorize the mayor and city manager to execute the related engineering agreement with Short Elliott Hendrickson for professional services.

7(H) ACCEPTANCE OF GIFTS/GRANTS.

The following gifts have been received by the city:

<u>Name</u>	<u>Description</u>	<u>Amount/Value</u>
Nicholas & Donna Krueger	MAP Fund Donation	\$ 500.00
Steve Jones	MAP Fund Donation	250.00

TODD HAY OFFERED RESOLUTION NO. 3498, A RESOLUTION ACCEPTING GIFTS/GRANTS, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3498 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: TODD HAY, BRYCE CURTISS, SANDRA HODGE, NATHAN SCHMIDT AND MARVIN GARBE. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 5-0.

7(I) SECOND COUNCIL APPOINTEE TO HOSPITAL COMMISSION.

It was moved by Curtiss, seconded by Hodge and unanimously passed to appoint City Council Member Todd Hay to the Hospital Commission.

8. Ordinances.

- None.

9. Discussion and Miscellaneous.

- None.

Meeting adjourned at 7:37 P.M.

Glennis A. Lauritsen, Secretary

Approved by council February 20, 2018:

Marvin E. Garbe, President