

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
October 2, 2023

The city council met in regular session Monday, October 2, 2023 in the council chambers at city hall. Council President Schmidt called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

Council members present: Bryce Curtiss, Steve Sulflow, Dan Sanborn and Nathan Schmidt.
Absent: Beverly Olson. Mayor Erich Winter present.

Also present: City Manager Robert Wolfington, City Engineer Mike Amborn, City Attorney Janice Nelson and City Clerk Glennis Lauritsen.

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

MODIFY: 5A) **CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING SEPTEMBER 28, 2023 IN THE AMOUNT OF ~~\$369,845.72~~ \$373,985.19.**

The revised list reflects the following additions:

UTILITY

Ferguson Waterworks #2516 - Meters (24) \$ 4,139.47

MODIFY: 7B) **CONSIDER AGREEMENT FOR SPECIAL ASSESSMENT FOR TREE REMOVAL ON PROPERTY OWNED BY RYAN & GRACE SPENCER, 108 SOUTH 9TH STREET.**

- Revised cover page provided to include corrected address.

ADD: 7E) **CONSIDER RESOLUTION ACCEPTING DONATION OF FRAMED ARTWORK FROM MARGARET CLAGGETT.**

ADD: 7F) **CONSIDER SETTING WORKSESSION TO DISCUSS FUTURE ROAD IMPROVEMENT PROJECTS.**

It was moved by Sulflow, seconded by Curtiss and unanimously passed to approve the minutes of the Regular Meeting of September 18, 2023, as presented.

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

4(A) NUISANCE ABATEMENTS.

This date/time was provided for the following property owners to appear and be heard in regards to nuisance abatements:

- ▶ Jerome E. Swensen, Jr., 208 South 9th Street
- ▶ Wendy Kesler, 533 North 4th Street
- ▶ Victoria Serna (Estate), 569 Gravel Road
- ▶ Morgan Backer, 319 North 9th Street

Wendy Kesler was present to address the council. She referenced the letters sent by the city, the deadlines provided, and briefly discussed the nuisance items identified (unlicensed/inoperable vehicles and miscellaneous junk/debris). It was noted that the deadline for the abatement is October 16th. Kesler also mentioned a boulevard tree issue on the property. Staff will follow-up on the matter.

There were no other property owners present to be heard.

4(B) APPEARANCE BY SCHOOL SUPERINTENDENT WADE MCKITTRICK.

ISD #129 Superintendent Wade McKittrick appeared before the council to provide an update on the November 7th school referendum and to ask for the council's support. The proposed plan would close both Ramsey & Sanford Elementary Schools; renovate the Middle School into a consolidated elementary school building (K-4th grade students); and, renovate the High School to support 5-8 grade middle school students and a 9-12 grade high school addition. In addition, if the referendum is successful, Ramsey Elementary would be demolished, and the District would work with the city on land use and selling the property - and - Sanford Elementary would be demolished and a new Jr. Varsity baseball field would be built to replace the baseball field lost by the high school addition.

5. Consent Agenda.

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

- 5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING SEPTEMBER 27, 2023 IN THE (MODIFIED) AMOUNT OF \$373,985.19.

6. Public Hearings.

- None.

7. General Business.

- 7(A) TEMPORARY LIQUOR LICENSE - LEGION FOR CCM HEALTH EVENT.

It was moved by Sulflow, seconded by Sanborn and unanimously passed to approve the submission of a State 1-4 Day Temporary On-Sale Liquor License application by the American Legion Post #59 for an event at CCM Health, 824 North 11th Street, on November 3, 2023.

- 7(B) VOLUNTARY SPECIAL ASSESSMENT AGREEMENT - SPENCERS.

Ryan & Grace Spencer requested they be allowed to enter into an assessment agreement with the city for the costs associated with the removal of a diseased Elm tree on property they own at 108 South 9th Street. An agreement was drafted that would provide for the amount to be assessed against the property over a 10-year period at 4.4% interest (the same interest rate applied to the assessments associated with the 2023 Improvement Project.)

It was moved by Curtiss, seconded by Sanborn and unanimously passed to approve the Agreement for Special Assessment, as presented.

- 7(C) VOLUNTARY SPECIAL ASSESSMENT AGREEMENT - RICHARD.

David Richard requested he be allowed to enter into an assessment agreement with the city for the costs associated with the removal of six (6) diseased elm trees on property he

owns at 1002 Black Oak Avenue. An agreement was drafted that would provide for the amount to be assessed against the property over a 10-year period at 4.4% interest (the same interest rate applied to the assessments associated with the 2023 Improvement Project.)

It was moved by Sulflow, seconded by Curtiss and unanimously passed to approve the Agreement for Special Assessment, as presented.

7(D) COMMUNITY CENTER ROOF REPAIRS.

As a part of the September 7, 2023 council meeting, staff had presented three (3) different quotes for work to be done on the roof of the community center. After reviewing the quotes and determining there wasn't enough comparable information, council had requested staff to obtain quotes that were consistent in material, design and warranty. One proposal was received from Roof 1 - RBR, Inc., as follows:

- \$85,650 Ballasted EPDM System
- \$100,850 Adhered EPDM System
- \$99,200 Adhered TPO System

The council discussed the different material types, and Council Member Sulflow recommended the adhered system due to the flat roof of the structure and longevity of the product. Manager Wolfington stated that approximately \$80,000 was budgeted for this expense. City Attorney Nelson was asked whether the one quote received is sufficient, or if obtaining additional quotes was necessary. She stated that it was not required to obtain additional quotes because the cost does not exceed the bidding threshold set by statute, and because the attempt was made by staff to secure additional quotes.

Following discussion, it was moved by Sanborn and seconded by Curtiss to accept the proposal for the TPO System in the amount of \$99,200. Those voting in favor of motion: Sanborn, Curtiss and Sulflow. Those voting against motion: Nathan Schmidt. Motion passed 3-1-0.

7(E) ACCEPTANCE OF GIFTS/GRANTS.

The following gifts/grants have been received by the city:

<u>Name</u>	<u>Description</u>	<u>Amount/Value</u>
Margaret Claggett	(2) Framed Artwork Pieces	\$ 1,500.00

DAN SANBORN OFFERED RESOLUTION NO. 3890, A RESOLUTION ACCEPTING GIFTS/GRANTS AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3890 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: DAN SANBORN, BRYCE CURTISS, STEVE SULFLOW AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 4-0.

7(F) WORKSESSION - FUTURE ROAD IMPROVEMENT PROJECTS.

It was moved by Sanborn, seconded by Sulflow and unanimously passed to set a Worksession for Monday, October 9, 2023, at 7:00 P.M. for the purpose of discussing future road improvement projects.

8. Ordinances.

- None.

9. Discussion and Miscellaneous.

- City Engineer Amborn stated that the 2023 Improvement Project was progressing, with storm sewer work on Wolfe Avenue this week.
- City Manager Wolfington stated that a portion of William Avenue would be closed this week to allow Knutson Construction to repair the pronounced dip and another “bump” that had resulted from their work on the VA Home. The work schedule has been coordinated with the school for the road closure.
- Council member Sanborn asked that staff review the intersection of Hamilton Avenue & Benson Road. He had received a complaint that trees on private property were blocking the view by motorists, and they were specifically concerned about school buses.

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Meeting adjourned at 7:46 P.M.

Glennis A. Lauritsen, Secretary

Approved by council October 16, 2023:

President - City Council