

CITY OF MONTEVIDEO  
CITY COUNCIL PROCEEDINGS  
November 20, 2023

The city council met in regular session Monday, November 20, 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, Beverly Olson, Dan Sanborn and Nathan Schmidt. Absent: None. Mayor Erich Winter present.

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

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

**MODIFY:** 5A) **CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING NOVEMBER 16, 2023 IN THE AMOUNT OF ~~\$237,977.54~~ \$251,085.55.**

The revised list reflects the following additions:

LIQUOR

Madison Bottling Company - Inventory	\$ 8,646.85
Paustis Wine Company - Inventory	2,283.25

PUBLIC WORKS

Koenig & Sons Equipment, Inc.	2,177.91
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**MODIFY:** 7B) **CONSIDER RESOLUTION ORDERING THE REMOVAL OR DEMOLITION OF HAZARDOUS STRUCTURE AT 719 NORTH 1<sup>ST</sup> STREET.**

- Letter from property owner provided.

**ADD:** 7F) **CONSIDER CHANGE ORDER FOR HANGAR RENOVATION/WATERLINE REALIGNMENT.**

It was moved by Sanborn, seconded by Olson and unanimously passed to approve the minutes of the Regular Meeting of November 6, 2023, as presented.

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

4(A) UPDATE - VETERANS MEMORIAL.

Representatives of the American Legion had been invited to attend the meeting to update council on the status of the Veterans Memorial Project. No one appeared at this time, however, so they will be invited to a future meeting.

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING NOVEMBER 16, 2023 IN THE (MODIFIED) AMOUNT OF \$251,085.55.

5(B) REQUEST BY THE MONTEVIDEO AREA CHAMBER OF COMMERCE FOR USE OF CITY PROPERTY IN CONJUNCTION WITH A HOLIDAY PARADE ON THURSDAY, NOVEMBER 30, 2023, 4:00-6:00 P.M.

5(C) REQUEST BY KAYLA BROWN/THE GARAGE FOR USE OF CITY PROPERTY IN CONJUNCTION WITH A FAMILY FUN RUN 5K TURKEY TROT ON THURSDAY, NOVEMBER 23, 2023, 8:00-10:00 A.M.

6. Public Hearings.

- None.

7. General Business.

7(A) PRAIRIE 5 FOOD SHELF PROPOSAL.

Prairie Five has been working with Chippewa County on a long-term building solution for its offices and food shelf. Prairie Five Representatives Ted Nelson and Laura Milbrandt were on hand to discuss options, which included the possibility of acquiring a

city-owned parcel along Benson Road (PID #70-808-2305) for the construction of a new building. Nelson explained that their goals included: 1) to create a more consumer friendly environment; 2) the search for funding and partner opportunities; and 3) finding a new location and design. Grants have been obtained in the amount of \$486,000 to use toward a new facility. In addition, an equipment (appliances, etc.) grant in the amount of \$117,000 has also been received. Materials provided to aid in the discussion included a layout of the proposed food shelf building, description/map of the Prairie Five Meals Program and a Chippewa County Parcel Report for the city-owned lot (valued at \$48,700). The building layout had been prepared by Friendship Homes for (2) triple-wide buildings at an estimated cost of \$400,000-\$700,000.

Following discussion, it was the consensus of the council that staff continue to work with Prairie Five on a proposal for council consideration at a future meeting.

7(B) HAZARDOUS STRUCTURE AT 719 NORTH 1<sup>ST</sup> STREET.

The house located at 719 North 1<sup>st</sup> Street and owned by Robert & Darla Jepma, was identified by the city as hazardous. A number of letters were sent to the Jepmas informing them of the hazardous condition(s). Because the city received no contact from the owners and no building permit had been issued for the repairs, a letter dated October 24, 2023 was sent informing the Jepmas that at this meeting, the council would be considering a resolution ordering the removal or demolition of the hazardous structure.

A letter was submitted to the city office by Rob Jepma earlier in the day and was provided to the council for discussion. The letter stated that quotes were being obtained for the removal of the house. City Manager Wolfington stated he had spoken with Mr. Jepma who indicated that he would “button up” the house with the intent of demolishing the house in Spring 2024. City Attorney Nelson stated that the council could move forward with the resolution and Order tonight, with the intention of continuing to work with Jepma so that the project is completed in the spring. It was the consensus of the council that at a minimum the roof issue needs to be addressed (tarped/repared) prior to winter.

DAN SANBORN OFFERED RESOLUTION NO. 3901, A RESOLUTION ORDERING THE REPAIR, REMOVAL OR DEMOLITION OF A HAZARDOUS BUILDING, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3901 WAS SECONDED BY STEVE SULFLOW. THOSE VOTING IN FAVOR OF MOTION: DAN SANBORN, STEVE SULFLOW, BEVERLY OLSON, BRYCE

CURTISS AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION:  
NONE. RESOLUTION PASSED 5-0.

7(C) NUISANCE ABATEMENT - 1012 NORTH 6<sup>TH</sup> STREET.

City staff sent notice to the owner of the property at 1012 North 6<sup>th</sup> Street on September 7, September 21 and October 12, 2023 concerning nuisance items that needed to be abated, specifically referring to the accumulation of miscellaneous junk/debris/trash present on the property. Each letter asked that the property owner clean-up/remove the materials. No action was taken by the property owner to correct the deficiencies. By letter dated October 31, 2023, the property owner was informed that city staff would be recommending that the council pass a resolution directing the abatement of the nuisance on their property at this meeting.

DAN SANBORN OFFERED RESOLUTION NO. 3902, A RESOLUTION DIRECTING PROPERTY OWNER ABATEMENT OF NUISANCE, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3902 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: DAN SANBORN, BRYCE CURTISS, STEVE SULFLOW, BEVERLY OLSON AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 5-0.

7(D) NUISANCE ABATEMENT - 1427 BENSON ROAD.

City staff sent notice to the owners of the property at 1427 Benson Road on May 16, June 6, August 8 and September 6, 2023 concerning nuisance items that needed to be abated, specifically referring to the accumulation of miscellaneous junk/debris/trash present on the property. Each letter asked that the property owner clean-up/remove the materials. Some action was taken by the property owner to correct the deficiencies; however, items still remain that need to be abated. By letter dated November 3, 2023, the property owners were informed that city staff would be recommending that the council pass a resolution directing the complete abatement of the nuisances on their property at this meeting.

Property owner Richard Kelm was present to address the council. Kelm stated when he purchased the property, there was 50 years of neglect. He has been working on cleaning up the property and continues to work on it. He stated that since he acquired the property, he has torn down a house, removed a camper/trailer and dealt with well issues. Kelm

acknowledged the presence of the miscellaneous junk/debris and acknowledged his responsibility for the property; however, he stated that he is handicapped, on a fixed income and doing the best he can.

Staff and council acknowledged that work had been done; however, this has been a long standing issue. Wolfington encouraged Kelm to keep in contact with city staff. Wolfington also explained to Kelm that the proposed resolution would provide 30 days to abate the nuisances and would also provide a time to address the council (December 4 at 7:00 P.M.)

DAN SANBORN OFFERED RESOLUTION NO. 3903, A RESOLUTION DIRECTING PROPERTY OWNER ABATEMENT OF NUISANCE, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3903 WAS SECONDED BY BRYCE CURTISS. THOSE VOTING IN FAVOR OF MOTION: DAN SANBORN, BRYCE CURTISS, STEVE SULFLOW AND BEVERLY OLSON. THOSE VOTING AGAINST MOTION: NATHAN SCHMIDT. RESOLUTION PASSED 4-1.

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>
American Legion Gambling Acct.	Donation - Shop With a Cop	\$ 200.00
American Legion Gambling Acct.	Legion Riders Donation - Shop With a Cop	200.00
MN Department of Transportation	Grant - Airport REIL Lights/Hangar Modif.	11,626.50

BRYCE CURTISS OFFERED RESOLUTION NO. 3904, A RESOLUTION ACCEPTING GIFTS/GRANTS, AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3904 WAS SECONDED BY STEVE SULFLOW. THOSE VOTING IN FAVOR OF MOTION: BRYCE CURTISS, STEVE SULFLOW, BEVERLY OLSON, DAN SANBORN AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION: NONE. RESOLUTION PASSED 5-0.

7(F) CHANGE ORDER - AIRPORT HANGAR RENOVATION.

In order to complete the previously approved 2023 Hangar Expansion Project, a waterline needed to be realigned. This portion of the project was outside of the original scope of the approved project. The proposed \$29,046 Change Order has been approved by the FAA and Mn/DOT to be covered as part of the project.

It was moved by Sulflow, seconded by Curtiss and unanimously passed to approve Change Order No. 1, as presented.

8. Ordinances.

8(A) ADOPTION OF ORDINANCE NO. 984.

IT WAS MOVED BY DAN SANBORN THAT ORDINANCE NO. 984, AN ORDINANCE REPEALING CHAPTER 4 OF TITLE 2 OF THE MONTEVIDEO CITY CODE, CABLE TELEVISION ADVISORY COMMISSION, BE ADOPTED. MOTION FOR ADOPTION OF ORDINANCE NO. 984 WAS SECONDED BY BEVERLY OLSON. THOSE VOTING IN FAVOR OF MOTION: DAN SANBORN, BEVERLY OLSON, STEVE SULFLOW, BRYCE CURTISS AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION: NONE. ORDINANCE PASSED 5-0.

9. Discussion and Miscellaneous.

9(A) SECURITY CAMERAS ON PUBLIC BUILDINGS.

Police Chief Schule discussed installing security cameras on public buildings, such as Artigas Plaza, Smith/Lagoon Parks, impound storage lot, public works building, community center, etc. Schule had spoken with two companies, Zavarro of Willmar and Blue Sky Security of Dawson and would make additional contacts if the council was interested in pursuing the matter. Council discussed the need, the possibility of working with businesses and directed Schule to provide additional information at a future meeting.

- Council members voiced their frustration over street lights throughout the community being out for extended periods of time. Brief discussion was held regarding Xcel Energy response time, staffing issues, etc. City Attorney Nelson noted that the franchise agreement may address response time, but she would need to examine the document further. City Manager Wolfington explained that the city receives a number of

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complaints that are then reported to Xcel via their website and he encouraged citizens to do the same so that Xcel receives numerous contacts.

- Mayor Winter stated that the Mayor's Gala held this past weekend was a success, with an estimated \$5,000-\$7,000 raised for park improvements.

Meeting adjourned at 7:55 P.M.

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Glennis A. Lauritsen, Secretary

Approved by council December 4, 2023:

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President - City Council