

CITY OF MONTEVIDEO
CITY COUNCIL PROCEEDINGS
March 4, 2024

The city council met in regular session Monday, March 4, 2024 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: Steve Sulflow, Beverly Olson, Bryce Curtiss, Dan Sanborn and Nathan Schmidt. Absent: None. Mayor Erich Winter present.

Also present were: City Manager Robert Wolfington, City Attorney Janice Nelson, City Engineer Mike Amborn 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: 5(A) CONSIDER APPROVAL OF VERIFIED CLAIMS FOR THE PERIOD ENDING FEBRUARY 29, 2024 ORIGINALLY (ERRONEOUSLY) LISTED IN THE AMOUNT OF ~~\$157,838.29~~ BUT SHOULD HAVE BEEN ~~\$124,975.18~~ \$165,094.65.

The revised list reflects the following additions:

LIQUOR

Dahlheimer Beverage Green Isle - Inventory	\$	10,467.85
Johnson Brothers Liquor Co. - Inventory		4,847.28
Madison Bottling Company - Inventory		4,629.10

MISCELLANEOUS

Avenu Insights & Analytics - February Software Support	2,473.00
Fusion Cloud Services - Phone Bill	2,180.56
Montevideo Chamber of Commerce - Invoices (Jan/Feb)	6,892.84

PUBLIC WORKS

Uline - Towels/can liners/gloves/cleaners, etc.	2,474.84
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UTILITIES

MN Department of Revenue-Sales Tax	6,154.00
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MODIFY: 7(B) **CONSIDER RESOLUTION ACCEPTING GIFTS/GRANTS FROM VARIOUS ORGANIZATIONS AND INDIVIDUALS.**

- Revised/updated resolution provided.

ADD: 7(C) **CONSIDER APPROVING MOVING FORWARD WITH WATERLINE ABANDONMENT FOR LEVEE STAGE 3B COMPLETION.**

It was moved by Curtiss, seconded by Olson and unanimously passed to approve the minutes of the regular meeting of February 20, 2024, as presented.

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

4(A) 2023 BUILDING AWARDS PRESENTATION.

Council President Schmidt presented the 2023 Building Awards to the following:

- *Best Commercial Expansion Addition - 2023* - Millennium Theater, 556 South 1st Street (Erich & Jayme Winter).
- *Best Remodel New Retail Establishment - 2023* - Fifth Street Investments, LLC - Monte Trading Company Boutique at 223 South 1st Street (Jamie & Becky Pauling).
- *Best New Residential Development - 2023* - Black Dog Homes, LLC, 409 South 19th Street.

It was noted that a fourth award will be presented to TeBeest Properties, LLC at the March 18th meeting for “Best Commercial Remodel/Renovation” at 213 South 1st Street.

4(B) NUISANCE ABATEMENT

By Resolution 3929, this date/time was provided as an opportunity for the property owners of 106 North 13th Street (Benavidez) to appear and be heard in regards to nuisance abatement matters. There was no one present to address the council.

5. Consent Agenda.

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

5(A) VERIFIED CLAIMS FOR THE PERIOD ENDING FEBRUARY 29, 2024 IN THE (MODIFIED) AMOUNT OF \$165,094.65.

6. Public Hearings.

- None.

7. General Business.

7(A) SUNDERLAND 2024/2025 FARM LEASE.

At the October 16, 2023 meeting, bids were awarded to the successful bidders for the farm rental property which surrounds the Montevideo-Chippewa County Airport site and adjacent areas. Since that time, the successful bidder of the 22.8 acre parcel of land identified as Parcel B in the bid packet has declined the award. As authorized by council, city staff negotiated with the next highest bidder for that parcel, who also chose to decline the award which led to negotiating with Toby Sunderland. Sunderland has agreed to farm the parcel at his bid of \$240.00/acre/year.

Council President Schmidt asked what the issue was with this piece of land. City Manager Wolfington explained that there are access issues. Sunderland farms adjacent land, so the access is not a problem for him. It was noted that changes may be made in future bidding procedures to combine all of the parcels of airport land into one bid.

It was moved by Sulflow, seconded by Olson and unanimously passed to approve the 2024-2025 Farm Lease with Toby Sunderland for 22.8 tillable acres at a rate of \$240.00/acre/year.

7(B) ACCEPTANCE OF GIFTS/GRANTS.

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

<u>Name</u>	<u>Description</u>	<u>Amount/Value</u>
Montevideo Family Dentistry P.A	Donation - Dog park	\$ 1,200.00
Scott Nyberg	Donation - Dog park	200.00
Kelly and Billy Lindeman	Donation - Dog park	100.00
Deputy Eikhoff and Cory Johnson	Donation - Dog park	50.00
LTD Installers LLC	Donation - Dog park	1,500.00
Outlaw Graphix, LLC	Donation - Dog park	250.00
Montevideo Lions	Donation - Dog park	1,500.00
Heartland Electric, Inc.	Donation - Dog park	250.00
MN/DOT Aeronautics	Grant for Bay Hangar Rehabilitation	7,179.00

DAN SANBORN OFFERED RESOLUTION NO. 3933, A RESOLUTION ACCEPTING GIFTS/GRANTS AND MOVED ITS ADOPTION. MOTION FOR ADOPTION OF RESOLUTION NO. 3933 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. RESOLUTION PASSED 5-0.

7(C) LEVEE WATERLINE ABANDONMENT.

In order to complete section 3B portion of the Montevideo Levee Project, a waterline located roughly 25 feet below the levee needs to be abandoned. The U.S. Army Corps of Engineers (ACOE) is requiring it to be abandoned prior to certification of the levee. Brouwer Construction of Raymond would do the setup work and Cellular Concrete of Zimmerman would be grouting the waterline with a special concrete. The pipe would be left in place but filled with concrete to limit potential problems in the future. City Engineer Amborn estimated the project should cost \$22,000, but the final number won't be known until completion. The funding for this would initially be paid out of the Water/Sewer Department, with reimbursement from the Corps with remaining funds.

It was moved by Curtiss, seconded by Sulflow and unanimously passed to approve moving forward with Brouwer Construction and Cellular Concrete for the waterline abandonment project.

8. Ordinances.

8(A) ORDINANCE NO. 985 RE-ZONING PID #70-817-4100.

Ordinance No. 985 was introduced at the February 5th meeting to re-zone a portion of Parcel ID #70-817-4100 owned by Tom Lauritsen, et al., from CD, Conservation District to R2, Multi-Family Residential District (Medium Density). The property owners were in contact with City Manager Wolfington and had requested the council table this item at the February 20th meeting as they were still working on the utilities issue.

City Manager Wolfington has had no contact with the property owners and recommended no action be taken. The property owners would need to initiate another re-zoning process if they would choose to do so in the future. The consensus of the council was to take no action.

8(B) SUMMARY PUBLICATION/ORDINANCE NO. 987

Ordinance No. 987 was adopted at the February 20th meeting which amends various sections of the Administrative Code. Due to the length of the ordinance, staff requested the council authorize the publication of a Summary of the ordinance, as prepared by the city attorney.

It was moved by Curtiss, seconded by Olson and unanimously passed to authorize the publication of Summary of Ordinance 987, as requested.

8(C) ADOPTION OF ORDINANCE NO. 988

IT WAS MOVED BY STEVE SULFLOW THAT ORDINANCE NO. 988, AN ORDINANCE AMENDING THE ADMINISTRATIVE CODE BY AMENDING DEFINITION OF DEPARTMENT HEAD, BE ADOPTED. MOTION FOR ADOPTION OF ORDINANCE NO. 988 WAS SECONDED BY DAN SANBORN. THOSE VOTING IN FAVOR OF MOTION: STEVE SULFLOW, DAN SANBORN, BEVERLY OLSON, BRYCE CURTISS AND NATHAN SCHMIDT. THOSE VOTING AGAINST MOTION: NONE. ORDINANCE PASSED 5-0.

9. Discussion and Miscellaneous.

▶ None.

Minutes/City Council
March 4, 2024
Page No. 6

Meeting adjourned at 7:15 P.M.

Glennis A. Lauritsen, Secretary

Approved by council March 18, 2024:

President - City Council