

**City of Stewartville
City Council Meeting Minutes
Stewartville Fire Hall
August 8, 2017**

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER – ROLL CALL Mayor King called the meeting to order on August 8, 2017 at 7:00 pm. Present: King, Anderson, Uptagrafft, Beyer and Oeltjen. Also Present: City Administrator Schimmel, Finance Director Neubauer, Public Works Supervisor Hale and City Clerk Roeder

III. APPROVAL OF AGENDA

Motion by Uptagrafft, second by Oeltjen to approve the agenda. Unanimously approved.

IV. APPROVAL OF COUNCIL MEETING MINUTES

Motion by Beyer, second by Uptagrafft to approve the Council minutes of July 25, 2017. Unanimously approved.

V. FINANCE AND BUDGET –

Accounts Payable - Motion by Anderson, second by Oeltjen to approve the accounts payable listing. Unanimously approved.

VI. GENERAL BUSINESS

A. Public Hearing – 2018 CIP – Mayor King opened a public hearing to consider the 2018 Streets and Utilities Improvements that include 12th Ave. NE, stubs of 3rd St. NE & 5th St. NE, Sunrise Crt and Luella Place NE. City Engineer Obernolte appeared before the Council to present the project, describing the condition of each street and the recommended improvements. Obernolte also told the audience that she would answer any questions that the public has. She stated that the total cost was estimated to be \$1,622,700 and the residents who live along the streets to be improved will be assessed a total of \$226,378. Neubauer stated that as per our Assessment Policy, the City pays for sidewalks at 100%, water/sewer mains 100%, water/sewer connections 50% and street & storm sewer 75%.

Residents in attendance commented on the sidewalks, noting that they would hope that they are only needed on one side. It was noted that there were no sidewalks planned in the cul-de-sac. Mayor King stated that the Council considers sidewalks during each project as per our Complete Streets Policy which promotes safety for people of all ages. He also stated that studies show that sidewalks add more value to homes when it comes to selling. Schimmel also stated that the City will look at each neighborhood separately and one of the questions is whether a sidewalk would naturally connect to one of our parks and trails.

Questions regarding sub-drains and tying any sump pumps into the project was also discussed. Hale stated that if there is already a sump pump line to the street, the contractor will hook that up during the project and if anyone else wanted to get their line out there prior to the project, they should do so.

Schimmel stated that if Council agrees to proceed with the project, the City will hold a neighborhood meeting with the contractor to go more into the specifics of the project.

Mayor King closed the public hearing.

Motion by Uptagrafft, second by Anderson to approve Resolution 2017-17, A Resolution Approving the 2018 CIP Project and Ordering Plans. Unanimously approved.

B. Golfview Fifth Subdivision Final Plat –Mayor King opened a public hearing to consider the final plat. The Planning Commission was recommending approval of the plat subject to:

- Petrographic analysis on the concrete that was poured without City inspection being done. City Engineer Obernolte will schedule this testing.
- Water main pressure tested /flushed, disinfected & bacteria sample taken
- Sanitary sewer main to be televised
- Turn lane on 20th St. NE completed and accepted by Olmsted County
- All fees associated with platting approved

Mark Welch, G-Cubed representing Dan Himmer appeared before the Council, noting that the turn lane would be installed early next week and stated that he would work with Obernolte on the water main testing. Welch stated that he has an issue with the petrographic analysis and felt that it was unnecessary. He stated that there was miscommunication and that he wasn't aware that Legends were pouring the concrete. Obernolte stated that it was the recommendation from Braun to test two cores down within the concrete, noting the cost was \$3,960. She noted that the testing would check the rock and look at the concrete under a microscope. She stated that the testing provided by Welch after the concrete was poured was not the same testing that would be conducted during the pouring. Welch asked if we were looking for an extended warranty, noting that the concrete would crack right away if it was incorrect.

Uptagrafft stated that he found it hard to believe that G-Cubed wasn't aware that Legends were pouring the concrete. Wayne Gunderson, Legends concrete stated that he was the one who made SEH aware that the concrete was poured the following day. He stated that he is in the middle of this and brought into the loop late. Gunderson asked whether one test could be performed on the spot that was poured during the rain, noting that this would be the area that a failure would occur and help with the cost of a second test.

King addressed Welch, stating that we let other things go on good faith and then this happened. He stated that it was very upsetting and felt bad that Legends was put in the middle of this. He stated that as the owner of the project G-Cubed was aware of our policy and should be responsible for the testing. Welch stated that they would work something out with Legends if needed.

After considerable discussion, Mayor King closed the public hearing.

Motion by Anderson, second by Uptagrafft to approve Resolution 2017-18, A Resolution Approving the Final Plat subject to the conditions outline by the Planning Commission and only requiring one test of the concrete. Voting in favor: Anderson, Uptagrafft, Beyer and Oeltjen. Voting against: King. Motion carried.

C. 2018 Budget Requests:

- Park Board Chair, Jeff Beyer thanked the council for their support for their generous budget. He stated that his report was in their packet and reviewed this past years projects. He stated that due to rain cancelling their annual park walk-thru the 5 Year Plan is behind schedule and that they would forward it on when it was completed. He stated that they were not asking for an increase over last year's budget of \$80,000.
- Historical Society President, Vick Meredith appeared before Council noting that the Sears house has had three big projects completed this year. She stated that the shingles were replaced by receiving a donation from the Jim Slightam family and People's Round-Up

grant. They received a \$10,000 grant from the Carl & Verna Schmidt Foundation to replace the siding and add two security doors and the security system was also updated. She noted that they were looking at a grant to update the computer system. She ended by asking the Council to consider increasing the City's contribution to \$5,000.

Mayor King thanked Beyer and Meredith, noting that the Council appreciated their efforts with the Park Board and Historical Society.

- D. Schumann Business Park Fourth Sub – Preliminary Plat-** Bill Anderson, SEH representing Marv Schumann was in attendance to answer any questions that the Council had. He also stated that Schumann was requesting two items to be considered relating to the plat review letter from Obernolte:

Subd.1, Item K

The owner requests the 30' easement on the north line be reduced to 15' and the remainder of the future watermain easement be acquired from the neighboring property to the north of this plat.

Subd 1, Item M

The owner requests the soil investigation for the east-west roadway be delayed until final design. The roadway location may change or may not be pursued.

Roeder stated that the Planning Commission was recommending approval of the plat and were recommending that Item K stay in place but that item M could be delayed until final design.

Motion by Uptagrafft, second by Beyer to approve Resolution 2017-19, A Resolution Approving the Preliminary Plat of Schumann Business park 4th, subject to the Planning Commission's recommendation. Unanimously approved.

- E. Street Light Fixture/Bulbs** –Supervisor Hale reported that testing was completed on four different LED bulbs during night time hours. He stated that he has contacted MnDOT and they have given their approval to replace the current bulbs with LED bulbs. He presented quotes from three vendors on the light fixtures and two vendors on the bulbs. He noted that Noble Conservation Solutions was the low bidder on the bulbs by \$15,820.

The Finance Committee is recommending approval of the LED lighting program and financing sources which would use funds from insurance reimbursement on damaged street poles, electricity savings and rebates for using LED. It was noted that payback would be two – five years by switching to LED lighting.

Motion by Uptagrafft, second by Oeltjen to approve the bid from Noble Conservation Solutions for the LED bulbs in the amount of \$11,700. Unanimously approved.

- F. WWTP – Phase III Project – Change Order #4** – Neubauer presented the change order noting that it was for a net deduct of \$356 and included the following: \$4,530 - Pipe alterations for equalization basin drain; \$(1,750) Credit for installation of an alternate method for force main and \$(3,136) Credit for reduction of sludge piping. She noted that if accepted the revised contract would be for \$3,432,452.

Motion by Anderson, second by Beyer to approve Change Order #4. Unanimously approved.

- G. 2018 Budget** – Motion By Uptagrafft, second by Beyer to set Monday, August 14th for a budget workshop. Unanimously approved.

MAYOR, STAFF AND CONSULTANTS REPORTS

- A. Mayor**- King commented on the following:
- Sympathy to the Families of: Mary Hopkins, Hazel Frey, Floyd Whitcomb, Dan Marshall, Nordean Distad and Paul Witt.
 - Community Theatre is presenting the Hunchback of Notre Dame
 - Thanks to all who participated in National Night Out
 - Thank you to the businesses who participated in the Dog Days of Summer
 - The American Legion will be hosting their annual golf tournament – sign up soon
 - Sears House will be hosting tours in August
 - Community Ed is once again sponsoring a State Fair Trip on August 31st
- B. City Administrator**–
- Bi-Weekly Report
- C. Finance Director** -
- No Report
- D. Public Works Supervisor** –
- Bi-Weekly Report
- E. Project Coordinator**
- No Report
- F. Library Director** -
- Monthly Report
- G. Fire Chief Report** –
- No Report
- H. City Engineer** –
- Monthly Status Report

VII. COMMITTEE, COMMISSIONS AND BOARD REPORTS

- A. Chamber of Commerce: No Report
- B. EDA/HRA: No Report
- C. Finance: Minutes of Aug 2nd
- D. Library: No Report
- E. Park Board: No Report
- F. Personnel: Minutes of July 25th
- G. Public Safety/Safety Committee: No Report
- H. Public Works: No Report
- I. RAEDI: No Report
- J. ROCOG: No Report
- K. STEW180: No Report
- L. Transit Advisory Committee: Splitting Mon/Thurs hours between Stewartville & Chatfield - will report at next meeting.

VIII. COMMUNICATIONS

- A. Dept of Health Award
- B. Sheriff's Newsletter
- C. SEMLM Minutes
- D. Charter – Upcoming Changes

IX. RECOGNITION OF GUEST(S) OPEN MIC

- X. ADJOURN** – Motion by Anderson, second by Beyer to adjourn. Unanimously approved.

Respectfully submitted,

Cheryl Roeder
City Clerk