

**City of Stewartville
City Council Meeting Minutes
Stewartville City Hall
June 27, 2017**

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER – ROLL CALL Mayor King called the meeting to order on June 27, 2017 at 7:00 pm. Present: King, Anderson, Uptagrafft, Beyer and Oeltjen. Also Present: City Administrator Schimmel, Finance Director Neubauer, Public Works Supervisor Hale, Project Coordinator Stevens, Library Director Johnson and City Clerk Roeder

III. APPROVAL OF AGENDA

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

IV. APPROVAL OF COUNCIL MEETING MINUTES

Motion by Anderson, second by Oeltjen to approve the Council minutes of June 13, 2017. Unanimously approved.

V. FINANCE AND BUDGET – Neubauer noted that there was a typo with the entry of the Earl F Anderson line and the correct amount is \$4,638.

Motion by Uptagrafft, second by Anderson to approve the accounts payable listing. Unanimously approved.

VI. GENERAL BUSINESS

A. Golfview Village 5th – Roeder stated that Developer Dan Himmer will be finishing Golfview 5th Subdivision. His engineer, Mark Welch is requesting a variance in timeline for the development. Roeder presented the following background:

In 2006 a preliminary plat was approved for Golfview Village 5th subject to Olmsted County traffic counts/turn lane requirements, renaming a portion of Daniel Lane and a drainage easement on the pond and storm sewer outlet. At this time, due to the downward decline in the housing industry, Himmer didn't continue with the project.

In 2015, the preliminary plat was once again reviewed by the Planning Commission as City Ordinance requires the platting process start over if there has been a 1 year lapse from the approval of the plat to the finished construction. The plat was now for 8 lots vs 26 lots. The conditions of the plat were to include a turn lane on Co Rd 20, to include subdrain 1' behind the curb/gutter and to change the typical pavement section so that it met the new requirements of the City's minimum section for local roads. Himmer contested the County's requirement to install the turn lane and the project was once again put on hold.

This spring we were approached by Welch stating that Himmer was wanting to start construction and had made arrangements thru a Revolving Loan from the EDA to put in the turn lane. The plan was to continue with the 8 lots as approved in 2015. It was agreed to allow the plat without going thru the subdivision process since it was just approved in 2015. Welch has now informed us that the plat is returning to the original 26 lots and was advised that because of the change it needed to proceed thru the planning process per our Ordinance. Welch is asking that since the roadway construction plans have been approved, he is requesting a "time" variance to begin construction of the road prior to the required preliminary plat hearings to be held in August.

Staff, along with City Engineer Obernolte are in agreement with his reasoning, but are concerned with setting a precedent for future development.

Mayor King stated that also was concerned about other developers looking for special treatment. Welch stated that he didn't feel that the City is giving special treatment as most projects don't take this long to complete. Uptagrafft asked that the water lines be pressured tested again since the original lines were put in 11 years ago. King stated that he wanted it understood that Stewartville isn't different than other towns with their subdivision timelines and that they are in place so that the City and the appropriate agencies can do their reviews.

Council agreed that this was a unique circumstance and cautioned Welch that this was a one-time approval.

Motion by Uptagrafft, second by Beyer to approve the variance on the timeline, which would allow Golfview to finish the construction prior to platting approval in August. Unanimously approved.

- B. Future CIP Projects 2018-2023** – Neubauer presented the proposed schedule of project and the timeline established after the spring street tour. She stated the 2018 project needed to be approved in order to meet the publication requirements. She also submitted additional information on the NW area of town that are in need of repair. She noted that this area is currently scheduled for 2022 but it may be needed sooner. Neubauer informed Council that future projects were larger and would be between \$1.5 million and \$2 million. Council discussed the schedule and questioned whether it would be wise to take a year off between projects in order to rebuild the funds. King reminded Council that residents were now asking when their streets would be done as some were in pretty bad shape. After considerable discussion the following motion was made:

Motion by Uptagrafft, second by Anderson to continue with the 2018-2023 project as outlined. Unanimously approved.

- C. MnDOT Master Contract-** Neubauer noted that the Master Contract expires June 30, 2017. She noted that the new contract is a 5 year contract ending June 2022.

Motion by Anderson, second by Beyer to approve the contract as presented. Unanimously approved.

- D. Outdoor Application –Bear Cave Park–** The Stewartville Area Community Foundation will be hosting the 1st Annual Bear Cave BBQ/Music Fest on Sept 23rd. Roeder stated that the Foundation was requesting help from public works, along with waiving any fees associated with tournaments, etc. as approved by the Park Board. Roeder also asked for approval of a temporary liquor license.

Motion by Anderson, second by Oeltjen to approve the Outdoor Application and temporary liquor license for Bear Cave BBQ Fest. Unanimously approved.

VII. MAYOR, STAFF AND CONSULTANTS REPORTS

A. Mayor- King commented on the following:

- Sympathy to the Families of: Joanne Shore, Curt Dotzenrod and Charlotte Hampel
- Happy 21st to Ben Chopp
- Happy 60th Birthday to Connie Grisim
- Happy 80th Birthday to Del Jahns
- 25 years ago we opened our Public Library
- Thursday – June 29th is the Gospel Music Bash #4 at the Civic Center
- Happy 4th of July! Summerfest 2017 will be starting Saturday July 1st for a 4 day run. The activity line up looks very impressive and I'm sure there I something for everyone. Check the STAR for the full listing of events and thanks to all the volunteers who are making Stewartville the "place to be" July 1st – 4th.

B. City Administrator–

- Bi-Weekly Report

C. Finance Director -

- Dedicating the TWINS plaque on June 28th

D. Public Works Supervisor –

- Bi-Weekly Report
- Removing trees from Meadow Park
- Mayor King also thanked public works for all efforts leading up to the 4th!

E. Project Coordinator

- Update on CIP project, WWTP project and Storm Water Ponds

F. Library Director -

- Monthly Report

G. Fire Chief Report –

- No Report

H. City Engineer –

- No Report

VIII. COMMITTEE, COMMISSIONS AND BOARD REPORTS

A. Chamber of Commerce: Summerfest Schedule

B. EDA/HRA: Minutes of June 20th

C. Finance: Minutes of May 13th

D. Library: No Report

E. Park Board: No Report

F. Personnel: No Report

G. Planning & Zoning: No Report

H. Public Safety/Safety Committee: National Night Out – Aug 1st

I. Public Works: No Report

J. RAEDI: No report

K. ROCOG: No Report

L. STEW180: No Report

M. Transit Advisory Committee: No Report

IX. COMMUNICATIONS

X. RECOGNITION OF GUEST(S) OPEN MIC

XI. ADJOURN – Motion by Anderson, second by Oeltjen to adjourn. Unanimously approved.

Respectfully submitted,

Cheryl Roeder
City Clerk