

April 10, 2018

The regular meeting of the City Council of the City of Sleepy Eye was held in the Council Chambers, 200 Main Street East, Sleepy Eye, MN at 7 p.m. on the 10th day of April 2018 per due call and notice. Mayor Wayne Pelzel and Councilors Richard Zinniel, Nathan Stevermer, Douglas Pelzel, Joann Schmidt and Larry Braun were present. Also present were City Manager Mark Kober, City Attorney Alissa Fischer, City Engineer Dave Palm, Public Works Director Bob Elston, Police Chief Matt Andres and City Clerk Linda Tiedeken.

Councilor Pelzel moved to approve the minutes of the March 13, 2018 regular meeting. Councilor Zinniel seconded the motion and the motion carried.

Mayor Pelzel proclaimed May 3, 2018, as Arbor Day in the City of Sleepy Eye, Minnesota. The tree planting will be at 1:30 p.m. at South Park.

Mayor Pelzel opened the public hearing on a proposal to grant property tax abatement for property taxes levied by the City on the following property: Brown County Parcel Number 002.150.032.01.010, Part of Lot K, Sec. 32, Twp. 110, Range, City of Sleepy Eye. The amount to be abated will be determined annually based on the increased property value from the construction of new buildings and facilities on the property and the expected City property tax rate for the coming year. The City will grant the abatement for a period of fifteen (15) years. The total maximum abatement over this period is estimated to be \$218,379. City Manager Kober explained that this abatement could be used as incentive for the purchase of the property and the subsidy agreement would be worked out later. Councilor Zinniel moved for a resolution approving the tax abatement and introduced the following resolution and moved for its adoption.

RESOLUTION 4-2018

RESOLUTION APPROVING PROPERTY TAX ABATEMENTS FOR SNOW FARM COMMERCIAL DEVELOPMENT PROJECT

BE IT RESOLVED by the City Council (the "Council") of the City of Sleepy Eye, Minnesota (the "City"), as follows:

1. Recitals.

- a. In order to promote commercial and industrial development, the creation of jobs and the expansion of the property tax base, the City is establishing a property tax abatement program (the "Abatement") on the parcel located in the City identified as Brown County tax parcel number 002.150.032.01.010 (the "Property").
- b. On the date hereof, the City Council held a public hearing on the question of the Abatement, and said hearing was preceded by at least 10 days but not more than 30 days prior published notice hereof.
- c. The Abatement is authorized under Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Law").

2. Findings. The City Council hereby makes the following findings:

- a. The City Council expects the benefits to the City of the Abatement to at least equal the costs thereof.
 - b. Granting the Abatement is in the public interest because it will increase or preserve the tax base of the City, help retain and expand commercial and industrial development in the City, and provide employment opportunities in the City.
 - c. The City Council expects the public benefits described in 2b above to be derived from the Abatement.
 - d. For the term of the Abatement, the Property will not be located in a tax increment financing district.
 - e. In any year, the total amount of property taxes abated authorized by the City by may not exceed ten percent (10%) of the net tax capacity of the City, or \$200,000, whichever is greater. The limitation is inclusive of all property tax abatements as authorized by this and other resolutions.
3. **Terms of Abatement.** The abatement is hereby approved. The terms of the abatement are as follows:
- a. The Abatement duration for the affected tax parcel shall be for a maximum period of fifteen (15) years and shall apply to the taxes payable in the years 2020 through 2034.
 - b. The Abatement shall be based on the assessed taxable value of the Property certified as of January 2 each year, beginning with the value certified as of January 2, 2019 for taxes payable in 2020, compared to the assessed taxable value of the Property as of January 2, 2018, for taxes payable in 2019.
 - c. The total Abatement certified and payable over the duration in 3a shall not exceed \$218,379. The actual total may be less depending on actual property values and tax rates.
 - d. The City reserves the right to modify or change the Abatement during the term set forth in 3a above pursuant to the requirements of the Abatement Law.
 - e. The Abatement shall be subject to all the terms and limitations of the Abatement Law.

Approved this 10th day of April 2018, by the City Council of the City of Sleepy Eye, Minnesota.

/s/ Wayne Pelzel
Wayne Pelzel, Mayor

ATTEST:

/s/ Linda Tiedeken

Linda Tiedeken, City Clerk

Councilor Pelzel seconded the motion and the motion carried.

Councilor Pelzel moved for a resolution to support local decision-making authority and to oppose legislation that removes the ability for local elected officials to respond to the needs of their business and constituents and introduced the following resolution and moved for its adoption

Resolution 5-2018

A RESOLUTION SUPPORTING LOCAL DECISION-MAKING AUTHORITY

WHEREAS, local elected decision-makers are in the best position to determine what health, safety and welfare regulations best serve their constituents; and

WHEREAS, just like state legislative leaders, local elected officials are held accountable through Minnesota's robust elections process; and

WHEREAS, ordinances at the local level are enacted only after a comprehensive, legal and open process; and

WHEREAS, local units of government are required to publish notices about meetings where policies will be discussed, and decisions will be made; and

WHEREAS, under the state's Open Meeting Law, public policy discussions and decisions must occur in meetings that are accessible to members of the public; and

WHEREAS, cities are often laboratories for determining public policy approaches to the challenges that face residents and businesses; and

WHEREAS, preservation of local control in Minnesota has yielded statewide benefits such as the 2007 Freedom to Breathe Act, an amendment to the Minnesota Clean Indoor Air Act; and

WHEREAS, more than two dozen bills that restrict local decision-making have been introduced in 2017 to date.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF

Sleepy Eye that this Council supports local decision-making authority and opposes legislation that removes the ability for local elected officials to respond to the needs of their businesses and constituents.

ADOPTED by the Sleepy Eye City Council this 10th day of April 2018.

/s/ Wayne Pelzel
Mayor Wayne Pelzel

/s/ Linda Tieeken

Clerk, Linda Teideken

Councilor Stevermer seconded the motion and the motion carried.

Consideration of the carryovers was tabled until May meeting.

Councilor Schmid moved to set the 2018 seasonal wages for the swimming pool and summer recreation program as follows and as per recommendation of the Park Board:

Manager	15.40
Ass't Manager	11.00
Lifeguard WSI	10.35
Lifeguard- No WSI	9.80
First Year Guards	9.00
Summer Recreation Coordinator	10.50
Summer Recreation Instructor	9.80

Councilor Pelzel seconded the motion and the motion carried.

City Manager Kober reported that the City did not qualify for a USDA grant for the city building remodeling because city finances do not show a monetary need. Set special meeting for Friday 13, 2018 at noon to meet with Eric Oleson from Oleson & Hobbie to review city building renovation plans.

Dave Palm City Engineer reported on the following:

- A. 2018 Hwy 14 Project. Bid opening was held on March 23, 2018 at the MNDOT office in Mankato. The bid was awarded to Mathiowetz Construction Co. for 3.3 million dollars. MNDOT received the following three bids:
Mathiowetz Construction Co. – 3.308 million dollars
Central Specialties Inc. – 3.331 million dollars
Duininck Inc. - 3.947 million dollars
Engineer estimate was 2.7 million dollars. The city will be purchasing the flashing crossing lights at the intersection of St. Mary's Street and Hwy 4 directly, because MNDOT was not able to bid because of patent rights. Start date is May 21, 2018 at 12th Avenue and Hwy 14 intersection with a detour using 12th Avenue NE to Cedar Street and 6th Avenue NE to Hwy 14 for one week. The project will then detour traffic to one side of Hwy 14 thru town to the railroad tracks by Del Monte with no parking on Main Street until both sides are completed. Early completion date is August 14, 2018.
- B. 2020 Street and Utility Project. Will be setting a date at May's Council meeting for a Road and Bridge Meeting.
- C. 12th Avenue Railroad Crossing. DEED application is almost complete.
- D. Airport Project. Contacted MNDOT about date for bidding.

City Manager Kober reported on the following:

- A. Rep. Paul Torkelson introduced a bill for the Sleepy Eye STEM project funding and Senator Gary Dahms said it is now in the bonding stage.
- B. League of MN Cities Conference Registration. Councilors Stevermer, Schmidt, Pelzel and Braun, City Manger Kober and City Attorney Fischer will be attending.

Miscellaneous correspondence was included in agenda packets.

Police Chief Andres reported on the following:

- A. Received complaints from NU-Telecom regarding vehicles parked in the parking lot on the north side of Oak Street without permission. The City of Sleepy Eye is the property owner of the parking lot and NU-Telecom does not have a current lease agreement with the city for parking in this lot. City Attorney Fischer reported that if parking signs are not posted, it would be open to public parking and the police would not issue tickets. Council asked for more information on a lease agreement.
- B. Councilor Stevermer moved to approve the purchase of the following hand guns from Kiesler's Police Supply, Inc. - Glock 17 Gen 4 MOS, 9mm Pistol w/Glock Night Sight \$481.00 ea./Holster \$128.86 ea. (already milled for the new sights); along with sights from Trijicon Inc. – electrton sights \$487.00 ea./mounting kit \$16.00 ea. Councilor Braun seconded the motion and the motion carried.

Councilor Schmid moved to file the March Police Report and approve the Cash Fund Balances. Councilor Zinniel seconded the motion and the motion carried.

Councilor Braun moved to approve and allow payment of the monthly bills in the amount of \$ 508,146.3 as presented. Councilor Zinniel seconded the motion and the motion carried.

There was no other business.

The meeting was properly adjourned at 7:53 p.m.

Wayne Pelzel, Mayor

Linda Tiedeken, City Clerk