

August 16, 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 pm on the 16th day of August 2018 per due all and notice. Mayor Wayne Pelzel and Councilors Richard Zinniel, Nathan Stevermer, Douglas Pelzel, Joann Schmid 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 Andes, EDA Director Kurk Kramer and City Clerk Linda Tiedecken.

Councilor Pelzel moved to approve the minutes of the July 10, 2018 regular meeting. Councilor Schmid seconded the motion and the motion carried.

Mayor Pelzel opened the public hearing on the application of Paul W. Warshauer for a conditional use permit for the property located at 229 Main Street West (Lots 7, 8 and East 1 foot of Lot 9, Block 4, Brackenridge First Addition) to allow live/work space on the first floor of the existing building. Matt Mages listing broker and representing Paul Warshauer, protentional buyer of the building reviewed Warshauer plans to move a business and his residence into this building and will need to have the income from the five upstairs apartments to maintain the cash flow. Planning and Zoning recommend approval of the revised plan with the living space in the back of the building. Zoning code requires a conditional use for all apartments in the downtown commercial zone. City Manager Kober explained that if this conditional use permit is approved it will set a precedent for the future of the downtown commercial zone. There currently are seven buildings that could be used the same way and could change the retail spaces in the downtown area. Councilor Pelzel moved to not grant the conditional use permit because it will set precedent for the future. Councilor Schmidt seconded the motion and the motion carried.

Glen Kotten was present requesting to be allowed to pave approximately 5 feet of the south boulevard up to the back side of the public sidewalk on the south side of his property (Lots 20, 21 and South half of Lot 22, Block 2, Brackenridge First Addition) along Walnut Street SW. Council Pelzel moved to allow Glen Kotten to pave the north 5 feet of the south boulevard along Walnut Street SW. Councilor Braun seconded the motion and the motion carried.

Randy and Roxanne Armbruster were also present requesting to be allowed to pave approximately 5 feet of the south boulevard area up to the back side of the public sidewalk of their property (Lots 17, 18 and 19, Block 2, Brackenridge First Addition when their parking lot is repaved in the future. Armbruster explained that his parking lot is currently up to the sidewalk and not having the extra space would make backing out of a parking spaces tight. Councilor Zinniel moved to allow Randy and Roxanne Armbruster to pave the north 5 feet of the south boulevard along Walnut Street SW. Councilor Braun seconded the motion and the motion carried.

Marty Seifert presented the CGMA (Coalition of Greater Minnesota Cities) Annual Report.

Robert Jones with the MnDOT presented an update on the 2018 Hwy 14 Project. Jones also reviewed the draft of the 2019-2022 Area Transportation Improvement Program and the 2023-2028 Capital Highway Invest Plan.

The Blight Committee report was tabled until September regular council meeting.

Councilor Braun moved to approve the following survey schedule:

September – December 2018 – Same set of questions as the first survey done in 2019

January – June 2019 – New set of questions

July – December 2019 – Same set of questions as the first survey of 2019

January – June 2020 – New set of questions

July – December 2019 – Same set of questions as the first survey of 2020

Councilor Stevermer seconded the motion and the motion carried.

Park and Recreation Director Steve Lingen presented a quote from St Croix Recreation for two playground structures at \$21,700 and \$7,100 each for Eagles Park. This is a budgeted item. Councilor Stevermer moved to approve the purchase of the playground equipment for \$28,800. Councilor Pelzel seconded the motion and the motion carried.

Jim Klein was present representing the Sleepy Eye Softball Association presented a plan to add 2 additional softball fields to Prairieview Park and requested repairs to the existing fields. The Twins grant was used for the dugouts and fence on the north field. A proposed plan, cost and possible grants funds that are available need to be submitted to the park board and council for consideration. Klein asked if the drainage and other repairs to the south field could be done as soon as possible.

City Engineer Palm reported on the following:

- A. 12th Avenue NE Project. Response from Patrick Harman with DEED indicated that they agree that the project eligible. Require evidence of ownership of the right ways and easements and evidence of the bond sale in order to finance the city match they will provide the information to office of the Minnesota management and budget (MMB) and full funding is approved by MMB and receive proof of ownership of the street right ways and a declaration easement information is received they will provide an award letter. Councilor Pelzel moved to proceed with the 12th Avenue NE Project. Councilor Braun seconded the motion and the motion carried
- B. 2018 Hwy 14 Project. Taking care of the punch list items which included RRFB lights on Hwy 4 and St Mary's Street NW, stripping, seeding and cleaning.
- C. 2020 Street and Utility Project. No update.
- D. 2018 Sealcoat Project. Completed on August 13 and 15.
- E. Airport Sealcoat Project. Held pre-construction meeting earlier today.
- F. 12th Avenue SE Project. Working on specs.

City Manager Kober reported on the following:

- A. Finance Meeting. Set finance meeting for August 27, 2018 at 12 noon.
- B. Presented the Sleepy Eye FFA a check for \$1,504.00, half of the 4th of July fireworks donations and thank the group for their help with the fund raising.

Miscellaneous correspondence was included in the agenda packets.

Police Chief Andes reported that the civil defense sein on top of the power plant has been repaired and is now rotating.

Councilor Schmidt moved to approve the July Police report and July cash balances.

Councilor Stevermer seconded the motion and the motion carried.

Councilor Braun moved to approve and allow the payment of the monthly bills for \$1,765,351.72 as presented. Councilor Pelzel seconded the motion and the motion carried.

City Attorney Fischer reported on the following:

- A. Petition by Roger Marti to annex a .15-acre plat into the city limits. Councilor Schmidt called for the first reading of an ordinance annexing a portion of property within the future Tandem Addition into the city limits.
- B. Councilor Pelzel called for the first reading of an ordinance establishing Tandem Addition pending the approval of the annexation of the property into the city limits.

C. Event Center Parking Lot. Will be finalizing the purchase of Lot 3, Block 4, Burda Commercial Addition from Tim and David Schieffert.

Mayor Pelzel called to close the meeting because of threaten litigation by a city employee related to employment pursuant to MN Statues. Councilor Zinniel moved to close the meeting an 8:53 p.m. with a recess until 9 p.m. Councilor Pelzel seconded the motion and the motion carried.

The meeting was properly adjourned at 10:05 p.m.

Wayne Pelzel, Mayor

Linda Tiedeken, City Clerk