

**CITY OF FRAZEE  
REGULAR COUNCIL MEETING  
July 13, 2020**

Miosek opened Regular Meeting at 6:03 p.m.

Consent Agenda

Minutes – June 6, 2020 Public Hearing and Regular Council Meeting

Minutes – Special Meeting June 22, 2020 COVID 19 Preparedness Plan

Approval of Claims

Review of City Cash Accounts

Gaming Permit for Raffle on August 15, 2020 at the Frazee Event Center-114 Lake Street  
Smokey Hills Chapter of the Deer Hunters Association (postponed from April 25, 2020  
COVID-19) had been approved by Council on February 11<sup>th</sup>, 2020.

Staff Reports Submitted.

A motion to approve the Consent Agenda was made by Strand, seconded by Sharp. All in favor, motion passed.

Open Forum - None

New Business

Representative Steve Green - District 02B

Green stated he feels that communities have a long way to go dealing with COVID-19 without a State plan in place. He is hoping that businesses will be encouraged to open and that businesses in the City stand together with their decisions. He feels that closings have been over-regulated and needs to know what the state can do to help business owners to move forward. Flemmer asked if the City should create a resolution. Green stated that more organizations should come together and speak as a collective larger group. He hopes all will consider creating a local plan. If a plan is created, he could possibly introduce it as a bill.

New Business

Resolution 0713-20A Resolution Expressing Acceptance and Appreciation for a Donation of \$900.00 Michael and Michelle Sharp – A motion to accept a donation from Michael & Michelle Sharp was made by Kemper, seconded by Strand. All in favor, motion carried. The Council expressed thanks to Council Member Sharp and his family for their constant donations to the City's park contributions over the years.

Resolution 0713-20B – Declaring a City Special Event

*(Permitting Alcohol Consumption July 16, 2020 at the Downtown In-Fill Site)*

A motion to approve resolution 0713-20B was made by Strand, seconded by Sharp. All in favor, Flemmer abstained since he is on their board. Motion passed.

2019 City of Frazee Audit Report – Colleen Hoffman/City Auditor Zoom

Hoffman asked if Council had a chance to look at the summary letter that she had supplied. Council did acknowledge that they had. She also stated she had nothing specific to cover and that the Audits are getting better every year. TIFF's which belong in debt service funds have been cleaned up to streamline the reporting. Pages 37 & 38 outline the debt service funds for review. Enterprise funds maybe reviewed on pages 20 & 21. She

still has several concerns regarding the Liquor Store and the Event Center running at a loss. The Water Enterprise fund will need to be reviewed to pay the debt service on the new well house. She suggested that should we receive large grants such as the fire department did for the SCBA's the Council should do an official budget amendment during the year for State Auditing purposes. We did have matching income, but it would be shown as cleaner process for unbudgeted items. It shows that we are monitoring our budget. She asked if the Council had any questions. No Council member expressed that they had questions.

A motion to accept the budget as presented was made by Flemmer, seconded by Kemper. All in favor. The motion passed.

Ordinance #157 An Ordinance Amending Sections 9-2-6 and 9-2-7 of the Frazee City Code

Miosek questioned if the Council was going to vote on this ordinance tonight. Sharp stated that there has been proper publication were a vote could be taken, however; he realizes that the Council may want to wait and entertain more discussion. Mr. Winters has reviewed the ordinance and is comfortable with it. Sharp stated that this is not unique to just Frazee, other cities have experienced the same problems and they choose to go with a rental density ordinance. Miosek stated that when he looks at the density ordinance, he feels they are pinpointing a class of people and that he feels that people will not want to move to Frazee because they are creating a gated community. He realizes that is not the intention of the ordinance and does not feel it is the best solution, he feels the city has other ordinances that deal with problem renting tenants. Sharp said that Frazee is well above the tenant versus homeowner average ratio in the state and he feels this is the best approach to preserve inventory and stability for homeowners and for homebuyers looking to purchase. He stated that the City's Housing Study recommended that homeownership opportunities needed to be preserved, for homeowners to stabilize their communities taking pride in their homeownership, Sharp does not feel that this ordinance is singling out anybody. He feels this is best for those living in older areas of the City and those in newer developments to maintain their communities. Strand feels this is the best way to encourage new business to be attracted to the city, she feels if Frazee is a city of just landlords and tenants with no vested interest how can business be attracted? She stated she is currently a renter and her landlords care for that property. Her goal is to purchase a home in Frazee for her and her daughter, she stated that most homes that come up on the market in her price range are immediately scooped up by landlords, then priced out of her buying or rental range.

Will Jupetz broke into the conversation without recognition from the Mayor or Council he stated that the Council capped the rental market. Sharp stated that Council did place a moratorium on new rentals last October which was a temporary situation.

Kemper asked if the meeting was going back to an open forum to address Jupetz. Miosek stated that he would listen to some comments. Nelson stated that most landlords do not live in Frazee and for years there has not been rentals for teachers to occupy in Frazee and that they purchase properties in other cities. In his block 9 has turned into mostly rentals. Kemper stated that most homes around \$150,00 or above for most people are not buyable. Some looking are in the \$100,000 range and are not buyable due to those are the ones most landlords are buying and unfortunately most landlords are Real Estate agents and once the house hits the market, they buy it. He feels most new 1<sup>st</sup> time home buyers

are in the 80,000 to 90,000 range. Jupetz stated that is not true there was a tax sale across from the bar. It was affordable. Further discussion of home prices, length of time of home sales, who attends the school in the city and why the density ordinance has been put into place. Abramson questioned who purchased the property at 105 Ash Ave. Council Member Sharp expressed his distaste for this unscheduled agenda discussion, he questioned if there was any reason to deliberate further at this point. He stated that the Council has had ample time to review, along with the City attorney's review and the case laws to support the ordinance 100%.

Hearing none, Sharp made a motion to approve Ordinance 157 based on the findings and conclusions of the rental density study, seconded by Strand. Mayor Miosek asked for a call on Amending Sections 9-2-6 and 9-2-7 for Ordinance 157.

In Favor: Sharp, Strand, Kemper & Flemmer

Opposed: Miosek

Motion Passed

#### *FW Post 7702 – Community Celebration day VFW Fundraiser*

##### *Street Closing*

Trieglaff and Flemmer both reviewed points of the meeting they had with Mr. Lakin from the VFW. No liquor sales outside, slow motorcycle skill games, outdoor street dance geared for families, food vendor trucks and a dunk tank. The area where the games will be conducted and for the dance will be fenced off. Trieglaff stated this was planned well in advance as such events should be to keep all entities informed which really helps.

I motion to approve the outdoor celebration with road closures was made by Strand, seconded by Kemper. All in favor, motion passed.

#### *Hwy 87 & 2<sup>nd</sup> Street Re-Design for 2022 Project – Ulteig/Kris Carlson*

Carlson stated the planning is progressing and that the rural section is pretty much wrapping up. For the Urban there are designs for two storm water treatment ponds. One by the school and one by the natural gas transfer station on South Lake across from the Town Lake Beach area. Ulteig is finishing up the utility design with the road design. There needs to be cone possibility of 2<sup>nd</sup> Street becoming a one way, it could still be used as an exit in case of an emergency. Discussion of options for amenity zones.

##### *Water Treatment Plant update and change orders – Ulteig/Kris Carlson*

Carlson noted the payment request reviews and that there is a change order for trench drainage. The walls of the plant are in place and next the floor is to be poured.

A motion the approve the change order was made by Strand, seconded by Sharp. All in favor, motion passed.

Carlson stated that there was planned \$125,00 in contingency and so far only \$10,000 has been spent so that is sitting very well.

#### *Old Business*

##### *Ordinance #156 – an Ordinance Amending Code of Ordinances Title 10 (Zoning Regulations)*

A motion to approve Ordinance 156 and the Zoning Map Identifying Eight (8) Zoning Districts that goes with it was made by Sharp, seconded by Flemmer. All in favor, motion passed.

Resolution 0713-20C Authorizing Summary Publication of Ordinance 156

A motion to approve Resolution 0713-20c was made by Strand, seconded by Kemper. All in favor, motion passed.

Staff Reports

Event Center - Tappe said that she has an event scheduled for August 1<sup>st</sup>, the new floor installation will start next Monday and that the floor scrubber is down. Another wedding event has cancelled.

Liquor Store - Miosek stated that the reports are in the agenda packet. Flemmer stated that he has concerns based upon the audit he said the study numbers and the checking account numbers do not match. He also stated he was going to go to City hall to review financial recordings and that he feels the council should call for an independent audit just for the liquor store.

Police Department – Trieglaff reported there were 97 calls during June of which 6 were traffic. He is still waiting for Frazee Electric and Arvig to complete installation of services for the City-Wide cameras. The new engine in his squad is running well. Rescue Squad – Trieglaff reported there were 412 calls in June 4 of which were in town. There are currently no plans for the annual pancake feed yet.

Fire Department – report submitted

Public Works - Stephenson reported that Frazee WTP pumped 4,816,000 gallons of water for the month of June, 15 gallons of Fluoride added to the water.

The WWTP pumped 2,510,000 to plant for treatment during June

13,374,000 gallons of treated wastewater discharged to Rapid Infiltration Basins for the month.

Year to date of annual discharge is up to 22,884,000 gallons.

Precipitation for June was 4.27 inches.

A motion to accept staff reports was made by Strand, seconded by Sharp. All in favor, motion passed.

Council Member Reports

EDA – May & April 2020 Minutes reviewed. Anderson reported that CEDA had called her to inform the City that Robert Harris III is leaving CEDA and they are looking for a replacement to work with Frazee.

Public Safety – VFW/Fireworks/Demo Derby planned for 8/22/2020.

Planning and Zoning – no meeting

Personnel and Finance – no meeting

Parks and Trails – no meeting

LARL – report submitted

A motion to accept the Council member reports was made by Kemper, seconded by Strand. All in favor, Motion passed.

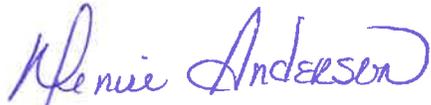
Administrator Report

Publication of Candidate Filing 2 seats for Council Member (4-year terms) – Primary Election August 11, 2020 Frazee Event Center. Grant Application \$826,000 park acquisition fund, Grant Application \$10,000 for archaeological study for park, Grant Application \$300,000 for Low-Income Home Re-Hab projects through Federal Home

Loan Bank (FHLB) all completed and submitted. Application for and receipt of \$105,000 CARES Act Fund COVID-19 expenses must be spent by December 2020. A motion to accept the Administrator report was made by Strand, seconded by Kemper. All in favor, Motion passed.

Comments – Margaret Meyers brought forth a complaint regarding her neighbor's cat being on her property all the time. Discussion of ordinances and possible alternative solutions for Ms. Meyers.

A motion to adjourn at 7:30 p.m. was made by Strand, seconded by Sharp.



Respectfully Submitted  
Denise Anderson/Administrator