

CITY OF FRAZEE

REGULAR COUNCIL MEETING

Monday, February 10th, 2014

6:00pm

Public Hearing on the creation of Tax Increment Financing for District 1-5

Present for the hearing was Tracy Ryan from David Drown Associates. Ryan presented an overview of the proposed area to be included in TIF District 1-5. Reported was the reason for the creation of the new district included a request by a developer who purchased 4 parcels directly east of the All in All Gas Station. The developer and owner of the All in All is requesting TIF benefits in order to tear down the existing structures and build a new business as well as changes that he would like to make to his existing structure. Prior to creation of the new district the city would remove parcels that are at present included in the TIF District 1-4 and using TIF 1-5 to encompass a larger commercial district along Main Street. Acceptance of the following resolution would set the boundaries of this district. Ryan explained the working of TIF assistance talked about parameters that the city could set with this TIF area.

Regular Meeting

The regular meeting of the Frazee City Council was called to order at 6:15 pm by Mayor Hank Ludtke. Council members present were David Jopp, Ken Miosek, Donna Quart, and Bonnie Julius. City staff present: Jonathan Smith, City Administrator/Clerk/Treasurer; Marian Estenson, Deputy Clerk; Larry Stephenson, Public Works Superintendent; Mike Johnson, Police Chief; Regi Ueke, Fire Chief; Marvin Anderson, Rescue Squad President, and Jolene Tappe, Event Center Manager.

Ludtke led the meeting with the Pledge of Allegiance.

Open Forum

Present for the Open Forum was Dave Sobieski, Candidate for the MN House of Representatives. Sobieski is going through DFL endorsement at this time and attended the council meeting to introduce himself to the council.

Consent Agenda

MOTION by Quart, seconded by Julius, to approve the consent agenda items as follows:

- Approve the minutes from the January 13th Council Meeting.
- Approve the City claims for payment.
- Approve the Liquor Store claims for payment.

All present in favor, motion carried.

Old Business

Resolution 0210-14A was presented to the Council. Resolution addressed amending of the boundaries of Tax Increment Financing District No. 1-4 which had included the Old Swift area.

MOTION by Jopp, seconded by Miosek to accept resolution 0210-14A to amend the boundaries of TIF District 1-4. All present in favor, motion carried.

Resolution 0210-14B was presented to the Council. Resolution approving the establishment of Tax Increment Financing District No. 1-5 and adoption of the Tax Increment Financing Plan stated with the resolution.

MOTION by Miosek, seconded by Julius to accept Resolution 0210-14B approving the boundaries as stated and the adoption of TIF financing plan also stated within the Resolution. All present in favor, motion carried.

Final Resolution included in Old Business will be postponed for later in the meeting pending arrival of Chris Thorson, City of Frazee Engineer from Ulteig.

New Business

Resolution 0210-14D regarding non-compliance of City Rental Codes was brought forward for Council review. Presented in the resolution is a list of rentals that have not as yet complied with expectations laid out by Rental Code 9-2-1. Smith stated that for several reasons included availability of building official and weather there are several rental units that have not completed their inspections or have not paid for those inspections. Smith is asking for approval of the resolution to give the City Office enforcement ability to help at bringing them to compliance. He also noted that we would be looking at a different way to proceed with future inspections.

MOTION by Ouart, seconded by Jopp, to approve Resolution 0210-14D stating non-compliance of City Rental Code 9-2-1. All present in favor, motion carried.

Staff Reports

Jolene Tappe, Event Center Manager Event Center reported a good month with a positive result of \$1,666.21 for the month of January. Tappe noted that she is doing her own cleaning with the help of her family. She also noted that the furnace in the Event Center and Liquor Store went out the same day at the end of January.

Mike Johnson, Police Department, reported a restructuring of the call descriptions. He noted that they had 93 calls in the month of January, up 12 from January, 2013. Johnson noted that the new SUV has been ordered and they are looking at Mid-States Auto Auction for the sale of the Crown Vic. The old car is a 2006 with 120,000 miles on it.

Marvin Anderson, Frazee Rescue Squad reported 17 calls in the month of January. There were no motor vehicle calls. 8 were in the City limits and 5 were fall-related. 3 life line trips and 1 fire stand-by. Anderson reported that 8 members of the squad have received their EMT refresher course with 24-28 hours of training. Anderson noted that with their own trainers they were able to train in their own garage. Anderson stated also that the squad did some training with the Community Education in Vergas. Anderson reported that their rescue rig is going to Ewanika Repair and they would be able to get a loaner while it is under maintenance. Also noted are 2 interviews for new members as well as the departure of a couple inactive members of the squad.

Regi Ueke, Fire Department, reported 4 calls in January, three of which were mutual aid, with Perham, Vergas and Carsonville. The mutual aid call in Perham required 13 hours and 16 firemen. Ueke noted that 3 firemen went to Alexandria for training. Ueke also reported the upcoming fundraiser and silent auction in April would be held at the Event Center. An Ad will be placed looking for 2 more firemen.

Larry Stephenson, Public Works Superintendent reported usage for the month of January at 5,380,000 gallons of water. He reported an addition of 15 ½ gallons of fluoride and 3.21 million gallons went out to the Waste Water plant for treatment. Stephenson noted that there is 2-3 feet of ice in the water tower along the edges with some areas having problems with freezing water lines. Stephenson also noted the need to consider replacement of the dump truck. He stated that our existing truck is 30 years old. They are hoping to replace it for around \$30,000.00. He also noted that to simply replace the box of our 1984 model would be around that \$30,000 mark.

Jonathan Smith reported for Tanya Mastin, Frazee Liquor Store Manager. Smith reported a positive of \$1,665.06 in the Off Sale and a positive of \$3,800.31 for the On Sale. Smith also noted that the White Pine room had a loss of \$262.22 bringing the month of January at a positive \$5,203.15. Tappe, Event Center Manager noted that the Senior dances that had been discontinued several months ago would be starting again in April in the White Pine Room but instead of a Saturday they would be on a Tuesday afternoon.

MOTION by Miosek, seconded by Ouart, to accept all staff reports as presented. All present in favor, motion carried.

Council Member reports

EDA –PLANNING AND ZONING – Ludtke noted that the EDA and Planning commission met together in January. Discussion was regarding the TIF district and ways to utilize this benefit. There are plans to meet jointly on a quarterly basis.

PARKS & TRAILS – Ludtke noted that the City would like to continue the membership of the Greater Minnesota Regional Parks and Trails Coalition (GMRPTC) whose main objective is to keep funding coming to greater Minnesota.

MOTION by Jopp, seconded by Julius to continue membership of GMRPTC. All present in favor, motion carried.

WACCO- Ouart noted that the meeting was postponed in February and will be held in March. Johnson, Police Chief reported the assistance coming from WACCO for the Landlord-Tenants rights class coming up.

LARL- Julius reported a good month of January. Julius also noted that on March 11th Steve Stark, Artist Historian would be coming.

MOTION was made by Julius and seconded by Ouart to accept the Council Member Reports as presented. All present in favor, motion carried.

Old Business

Chris Thorson, City Engineer from Ulteig Engineering was on hand to explain Resolution 0210-14C Accepting the Feasibility Study and Ordering a Public Hearing for Utility and Street Construction for County Road 118 which includes 4th St SE and Balsam Ave.

Thorson described the area under proposal as well as what would be done. Thorson noted the 6 foot bike, walking path that would run along the outer edge. Thorson also noted challenges such as assessment potential and traffic rerouting during construction. Noted expenses would be \$704,000. Smith also stated the uniqueness of the project as we would

be partnering with Becker County and the large parcel sizes along the scope of the project. In review of the proposed schedule that gave a public hearing for February 27th it was decided that it would not work as there would not be a quorum for that date. Council set the public hearing for March 10th at 6:00 immediately preceding the next council meeting. MOTION by Miosek, seconded by Ouart approving the Feasibility Study and ordering a public hearing with the amended date of March 10th. All present in favor, motion carried.

Clerk/Treasurer Report

Smith, City Administrator, Clerk, Treasurer noted the upcoming Board of Review set for April 14th at 4:00 PM.

MOTION by Jopp, Seconded by Julius to approve Clerk/Treasurer report as given. All present in favor, motion carried.

Having no further business, meeting was adjourned at 7:40 pm.

ATTEST;

Marian Estenson, Deputy Clerk