# OFFICIAL CITY COUNCIL PROCEEDINGS REGULAR SESSION JULY 21, 2014

A regular session of the Granite Falls City Council was called to order by Mayor David Smiglewski at 7:30 p.m., Monday, July 21<sup>st</sup>, in the Council Chambers of City Hall. Council Members present: DuWayne Galow, Sarina Otaibi, Steve Nordaune, Steve Schaub, Joe Fagnano and Scott Peterson. Staff present: City Manager Bill Lavin and City Clerk Joan Taylor. Also in attendance were EDA Director Justin Bentaas, Hospital Administrator George Gerlach, Todd Hagen from Ehlers & Associates, Cordelle Thomasma from Barr Engineering and Advocate Tribune News Editor Scott Tedrick.

MINUTES: M/S NORDAUNE/GALOW TO APPROVE THE MINUTES OF THE July 7<sup>th</sup> REGULAR MEETING. Motion carried unanimously.

BILLS: M/S NORDAUNE/SCHAUB TO APPROVE BILLS PRESENTED FOR PAYMENT. Motion carried unanimously.

SPECIAL USE PERMIT: Upon the recommendation of the Planning Commission Galow introduced the following resolution and moved its adoption approving the issuance of a Special Use Permit to the Granite Falls Hospital and Manor to allow for the construction of a nursing home in the R M (Multiple Density Residence) Zoning District.

**RESOLUTION NO. 14-107** 

RESOLUTION APPROVING SPECIAL USE PERMIT ALLOWING FOR CONSTRUCTION OF NURSING HOME IN R M (MULTIPLE DENSITY RESIDENCE) ZONING DISTRICT

WHEREAS, the Planning Commission, by motion, at a meeting held on July 9, 2014, recommended that the Granite Falls City Council grant a Special Use Permit to the Granite Falls Hospital & Manor that would allow for the construction of a nursing home in the R M (Multiple Density Residence) Zoning District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, granting a Special Use Permit to the Granite Falls Hospital & Manor to allow for the construction of a new nursing home to be located at 250 Jordan Drive.

Adopted by the city council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk With second by Fagnano, the resolution was adopted unanimously.

REPORTS: The Planning Commission report and EDA Board report were acknowledged at this time.

CUTTING EDGE INDUSTRIAL TECHNOLOGY: Upon the recommendation of the EDA Board Nordaune introduced the following resolution and moved its adoption modifying a loan made to CEIT, increasing the monthly payments from \$750 to \$1,300 beginning September of 2014 and continuing until September of 2015 when the loan will be re-evaluated.

### **RESOLUTION NO. 14-108**

### RESOLUTION MODIFYING LOAN PAYMENTS -CUTTING EDGE INDUSTRIAL TECHNOLOGY

WHEREAS, pursuant to Resolution No. 13-75 council modified loan payments made by Cutting Edge Industrial Technology for 12 months beginning June 2013 with a monthly payment of \$750.00 and then resuming the full monthly payments of \$1,955.64 in September of 2015; and

WHEREAS, the EDA Board is now recommending a modification to the loan payments from Cutting Edge Industrial Technology decreasing the monthly payments from \$1,955.64 to \$1,300.00 which includes accrued interest beginning September of 2014 and continuing until September of 2015 when the loan will be re-evaluated.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, modifying the loan payments made by Cutting Edge Industrial Technology in the amount of \$1,300.00 for a 12-month period of time beginning September 2014.

Adopted by the City Council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Schaub, the resolution was adopted unanimously.

811 RLF: Also upon the recommendation of the EDA Board, Schaub introduced the following resolution and moved its adoption approving a loan from the 811 Revolving Loan Fund to Donna Greiger in the amount of \$5,000 at an interest rate of 3% payable over a term of twenty four (24) months beginning September 2014. The loan will help finance the purchase of initial groceries, a food service license,

initial payroll for one part-time employee and any attorney's fees to provide food service at MN West Technological College.

### **RESOLUTION NO 14-109**

### RESOLUTION APPROVING LOAN FROM 811 REVOLVING LOAN FUND TO SPECIALTY SYSTEMS

WHEREAS, Donna Greiger has applied to the EDA for a loan from the 811 Revolving Loan Fund in the amount of \$5,000 to purchase initial groceries, a license to serve food, initial payroll for one part-time employee and any attorney's fees; and

WHEREAS, the Economic Development Authority at its July 15<sup>th</sup> meeting recommended council approve a loan from the 811 Revolving Loan Fund in the amount of \$5,000 at an interest rate of 3% payable over a term of twenty four (24) months beginning September 2014.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA approving a loan from the 811 Revolving Loan Fund in the amount of \$5,000 at an interest rate of 3% payable over 24 months to Donna Greiger.

Adopted by the City Council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Galow, the resolution was adopted unanimously.

REPORTS: The following reports were acknowledged at this time, Finance Report, Hospital Board, Police Chief's Report and the Granite Falls Historical Society.

TURBINE REPLACEMENT PROJECT: Cordelle Thomasma from Barr Engineering was in attendance to discuss with council Barr's recommendation that the city modify their contract with Robert L Carr Company to include a control system for operation of the three hydroelectric turbines. Following discussion Nordaune introduced a resolution and moved its adoption authorizing execution of Change Order No. 2 to the contract with Robert L. Carr Co. in the amount of \$176,715.

**RESOLUTION NO. 14-110** 

RESOLUTION AUTHORIZING EXECUTION OF CHANGE ORDER NO. 2 – TURBINE REPAIR PROJECT

WHEREAS, pursuant to Resolution No. 14-117 council accepted the bid received from Robert L. Carr Company for repairs to Generators 1 & 2 at the Hydro Electric Plant in the amount of \$1,346,000; and

WHEREAS, Change Order #2 has been submitted by Robert L. Carr Co. in the amount of \$176,715 to include a controls system for operation of the three hydroelectric turbines; and

WHEREAS, upon the recommendation of BARR Engineering and the fact that the city will realize an annual revenue increase of approximately \$35,000 with the installation of these new controls.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, authorizing execution of Change Order No. 2 for a increase in the contract with Robert L. Carr Co in the amount of \$176,715 for a total contract price of \$1,919,812.

Adopted by the City Council this 21st day of April, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Schaub, the resolution was adopted unanimously.

Following approval of Change Order No. 2 Galow introduced the following resolution and moved its adoption accepting the proposals from HDR Engineering and CG Automation Solutions USA for the configuration and interconnection of the new controls to the SCADA System.

### **RESOLUTION NO. 14-111**

RESOLUTION ACCEPTING PROPOSALS FOR ELECTRICAL & INTEGRATION SERVICES

WITH HDR ENGINEERING & CG AUTOMATION SOLUTIONS USA —

TURBINE REPLACEMENT PROJECT

WHEREAS, a proposal has been submitted by HDR Engineering in an amount not to exceed \$16,500 to provide engineering services for the interconnection of the SCADA System to the new Piedmont Hydro Technologies generator control system; and

WHEREAS, a proposal has also been submitted by CA Automation Solutions USA in an amount not to exceed \$26,418 to configure the changes from the upgrading of the controls at the Hydroelectric Plant; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, accepting the proposal received from HDR Engineering in an amount not to exceed \$16,500 and the proposal received from CG Automation Solutions USA in an amount not to exceed \$26,418 to provide engineering and automation services as described above.

Adopted by the City Council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Nordaune, the resolution was adopted unanimously.

PUBLIC HEARING: Mayor Smiglewski opened a duly advertised public hearing at 8:00 p.m. for the purpose of considering tax abatements for the Pedestrian Bridge Rehabilitation Project. Todd Hagen from Ehlers & Associates explained to council the process by which the city would be authorized to abate property taxes from selected parcels on a temporary basis to complete repairs to the pedestrian bridge. Following discussion, Mayor Smiglewski closed the hearing at 8:06 p.m.

TAX ABATEMENT: Following the closing of the public hearing, Fagnano introduced a resolution and moved its adoption approving property tax abatements concerning the referenced parcels in the City of Granite Falls.

### RESOLUTION NO. 14-112

### RESOLUTION APPROVING TAX ABATEMENTS

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

WHEREAS, the City proposes to finance a pedestrian bridge renovation project known as the Roebling Suspension Bridge located in the City (the "Project"). The City proposes to use the abatement for the purposes provided for in the Abatement Law (as hereinafter defined), including the Project. The proposed term of the abatement will be for up to 15 years in an amount not to exceed \$625,000. The abatement will apply to the City's share of the property taxes (the "Abatement") derived from the property described by property identification numbers on the attached "Exhibit A" (the "Property"); and

WHEREAS, on the date hereof, the 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 thereof; and

WHEREAS, the Abatement is authorized under Minnesota Statutes, Sections 469.1812 through 469.1816 (the "Abatement Law").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Granite Falls, Minnesota, as follows:

<u>Findings for the Abatement</u>. The City Council hereby makes the following findings:

The Council expects the benefits to the City of the Abatement to at least equal or exceed the costs to the City thereof.

Granting the Abatement is in the public interest because it will provide financing for renovations to a public pedestrian bridge located in the City.

The Property will not be located in a tax increment financing district for the period of time that the Abatement is in effect.

In any year, the total amount of property taxes abated by the City by this and other abatement resolutions, if any, does not exceed ten percent (10%) of net tax capacity of the City for the taxes payable year to which the abatement applies or \$200,000, whichever is greater.

<u>Terms of Abatement</u>. The Abatement is hereby approved. The terms of the Abatement are as follows:

The Abatement shall be for up to a fifteen (15) year period and shall apply to the taxes payable in the years 2015 through 2029, inclusive.

The City will abate the City's share of property tax amount which the City receives from the Property, cumulatively not to exceed \$625,000.

The Abatement shall be subject to all the terms and limitations of the Abatement Law.

Because the City anticipates issuing General Obligation Tax Abatement Bonds, the Abatement may not be modified or changed.

The motion for the adoption of the foregoing resolution was duly seconded by Member Nordaune and, after a full discussion thereof and upon vote being taken thereon, the following voted in favor thereof: unanimous.

and the following voted against the same: none

Adopted on July 21, 2014 by the City Council of Granite Falls.

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Davis	Smiglewski,	Mavor

Attest:

Joan M. Taylor Clerk

### STATE OF MINNESOTA COUNTIES OF CHIPPEWA AND YELLOW MEDICINE

I, the undersigned, being the duly qualified and acting City Clerk of the City of Granite Falls, Chippewa and Yellow Medicine Counties, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the approval of property tax abatements.

WITNESS my hand this day of July, 2014.

City Clerk

## Exhibit A

### Parcel ID Numbers for "Property"

40-180-0110	40-180-0120	30-300-2225	34-300-2303	34-303-1404	34-300-2212
40-120-0730	40-140-0170	34-300-2201	34-300-2305	34-303-1406	34-300-2411
40-120-0740	40-150-0105	34-300-2204	34-300-1302	34-300-2214	34-300-2406
40-120-0720	40-150-0110	34-300-2206	34-300-1408	34-300-2217	34-300-2404
40-140-0115	40-150-0115	34-300-2219	34-300-1409	34-300-2310	34-300-2402
40-140-0120	40-150-0120	34-300-2220	34-300-1410	34-300-2316	34-300-2401
40-140-0130	40-150-0125	34-300-2225	34-300-1411	34-300-2321	
40-140-0140	40-150-0130	34-300-2306	34-300-1412	34-300-2106	
40-140-0150	40-150-0135	34-300-2301	34-303-1401	34-300-2107	
40-150-0190	34-300-2222	34-300-2302	34-303-1402	34-300-2210	
40-150-0205	34-300-2223	34-300-2304	34-303-1403	34-300-2211	

With second by Nordaune, the resolution was adopted unanimously.

SURPLUS PROPERTY: Schaub introduced the following resolution and moved its adoption declaring the 2001 Ford E-450 transit bus as surplus and authorizing its sale.

### **RESOLUTION NO. 14-113**

## RESOLUTION DECLARING CITY OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE SALE OF SAME

WHEREAS, the City Code authorizes that excess personal property, when no longer needed for a municipal purpose, shall be declared surplus and disposed of in the manner stated therein; and

WHEREAS, the Granite Falls Transit Department has determined that the 2001 Ford E-450 transit bus VIN #1FDXE45S31HA38600 is no longer needed and should be declared surplus; and

WHEREAS, the city manager has recommended that the 2001 Ford E-450 transit bus should be declared excess property and advertised for sale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, declaring the Granite Falls Transit Department's 2001 Ford E-450 transit bus VIN #1FDXE45S31HA38600 as surplus property and authorizing the Transit Coordinator to advertise this vehicle for sale.

Adopted by the City Council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Galow, the resolution was adopted unanimously.

ORDINANCE: Following discussion regarding the Ambulance Service Contract M/S GALOW/ NORDAUNE TO HAVE THE SECOND READING AND SUBSEQUENT ADOPTION OF CITY CODE CHAPTER 31.

### ORDINANCE NO. 171, 2<sup>nd</sup> SERIES

AN ORDINANCE OF THE CITY OF GRANITE FALLS, MINNESOTA, AMENDING CITY CODE CHAPTER 31: BOARDS, DEPARTMENTS AND ORGANIZATIONS, SECTION 31.16, HOSPITAL BOARD, BY ADDING PARAGRAPH F, PAYMENT RESPONSIBILITIES AND COLLECTION AND BY ADOPTING BY REFERENCE CITY CODE TITLE 1, GENERAL PROVISIONS AND CHAPTER 10, GENERAL CODE CONSTRUCTION; GENERAL PENALTY

The City of Granite Falls does ordain as follows:

Section 1. Section 31.16, Hospital Board (F) Payment Responsibilities and Collection.

F. Payment Responsibilities and Collection. In addition to the powers herein above granted, including those noted in (C) and (D) hereof, the hospital board, or its designated employees and agents, shall be granted the authority to enter into such contracts as necessary with third parties for the providing of services by the hospital, to include the provisions of ambulance services and related fees and expenses, to include, but not necessarily be limited to, the establishment of contracts with various townships, counties and other political subdivisions, organizations and individuals and entities as it

Official City Council Proceedings, Regular Meeting July 21, 2014 Pg. 9 deems appropriate and to establish such fees as it deems appropriate for the providing of such services. Further, unless otherwise prohibited by law, in addition to all other legal rights and remedies it may have for collection of fees and expenses for such services, labor and material provided, the hospital board may certify to the city council and the city council, through its normal administrative process, shall certify to the appropriate county auditor for collection by special assessment such unpaid fees and expenses against the appropriate party requesting or provided with such services. It is further provided that if deemed appropriate by the city council, and as may otherwise be required by law, the City may levy a tax or other charges for emergency services provided outside the corporate limits. Charges for such emergency services may be collected by either imposition of a tax levy or special assessment pursuant to the provisions of Minnesota Statutes §471.476 and 415.01, Subd. 2, with reference to 366.011 and 366.012. The amount to be charged for such emergency services shall be designated by resolution of the city council adopted from time to time.

Section 2. City Code Title 1, General Provisions, Including Section 10.99, General Penalty and Enforcement, are hereby adopted in their entirety by reference as though repeated verbatim herein.

Section 3. This ordinance to become effective from and after its passage and publication according to law.

Adopted	by the	City Council of	the City of G	ranite Falls, Minnesota, this 2	<u> 1st</u>
day of	July	2014, by a	unanimous	vote of the Council of	those
present.					

ATTEST:

Joan M. Taylor, City Clerk

David Smiglewski, Mayor

This Ordinance published in the *Granite Falls-Clarkfield Advocate Tribune* on the 23<sup>rd</sup> day of July 2014.

Motion carried unanimously.

MN WEST: Council discussed correspondence the Friends of Minnesota West sent to Chancellor Rosenstone relative to the possible closing of the book store on the Minnesota West Campus.

MAYOR & COUNCIL SALARIES: Council reviewed Ordinance No. 69 which established salaries for both Mayor and City Council. They also reviewed a summary of comparative salaries from similar sized communities. Discussions regarding an increase in the salaries will continue to future meetings.

KCC: Council reviewed a letter received from City Attorney Holmstrom relative to the sale of alcohol at the Kilowatt Community Center when the city hosts the League of

Official City Council Proceedings, Regular Meeting July 21, 2014 Pg. 10

Minnesota Cities regional meeting on October 21<sup>st</sup>. Staff will research this further for discussions at the next council meeting.

2014 STREET/UTILITY IMPROVEMENTS: Council discussed correspondence received from City Engineer Berryman concerning the sanitary sewer repair directly under the existing steps adjacent to the river just south of the America Legion. The steps will need to be removed to allow for repair of the sanitary sewer and the cost to replace the steps, footings, retaining walls and railings is estimated at approximately \$30,000 to \$35,000. Following discussion Galow introduced a resolution removing the replacement of the steps, footings, retaining walls and railings from the specifications for the 2014 Street/Utility Improvements.

### **RESOLUTION NO. 14-114**

## RESOLUTION REMOVING STEPS FROM PLAN AND SPECIFICATIONS - 2014 STREET/UTILITY IMPROVEMENTS

WHEREAS, because of a large hole in the existing sanitary sewer directly under the steps adjacent to the American Legion, it is recommended that the step be removed and not replaced following repair of the sanitary sewer.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANITE FALLS, MINNESOTA, removing the replacement of the steps adjacent to the river south of the American Legion from the 2014 Street/Utility Improvement plans and specifications.

Adopted by the City Council this 21st day of July, 2014.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

With second by Nordaune, the resolution was adopted unanimously.

SANITARY SEWER LIFT STATION: Council reviewed an update relative to the Sanitary Sewer Lift Station Replacement Project from the project manager.

WATER TREATMENT PLANT DEMOLITION: Council also reviewed an update regarding the demolition of the old Water Treatment Plant.

SENIOR MEAL SITE: Staff advised council that the owner of Henry Hill Apartments has requested that the Senior Meal Site stay at Henry Hill.

2014 FLOOD: Staff advised council of a meeting which took place on July 17<sup>th</sup> with FEMA relative to 2014 flood damages.

ADJOURN: M/S/P NORDAUNE/SCHAUB TO ADJOURN at 8:35 p.m.

David Smiglewski Mayor

ATTEST:

Joan M. Taylor City Clerk

### **BILLS PAID:**

Total 2XL CORPORATION:	119.98
Total ABDO EICK & MEYERS:	10,510.00
Total ADVOCATE-TRIBUNE:	2,006.53
Total ALPHA WIRELESS:	212.51
Total ANDERSON, KARRIE:	35.58
Total ARTIC GLACIER INC:	449.65
Total AUS, JOHN:	75.00
Total BARR ENGINEERING CO.:	6,772.00
Total BATTERY WHOLESALE INC:	24.24
Total BETKER, MIKE:	221.88
Total BEVERAGE WHOLESALERS INC:	394.25
Total BNSF RAILWAY COMPANY:	652.38
Total BORDER STATES ELECTRIC SUPPLY:	225.55
Total BRITZ:	758.62
Total CENEX CREDIT CARD:	144.93
Total CENTURYLINK:	201.36
Total CHAPPELL CENTRAL:	1,782.16
Total CHIPPEWA COUNTY:	120.00
Total CITIZENS ALLIANCE BANK:	30.00
Total CIVIC SYSTEMS:	3,417.00
Total CNH CAPITAL:	133.99
Total COLLECTION BUREAU:	50.00
Total CONVENTION & VISITORS BUREAU:	911.43
Total DAVE'S ELECTRIC MOTOR CO:	59.85
Total DC SIGNS:	200.00
Total DEPARTMENT OF ENERGY:	17,087.32
Total FIRST ADVANTAGE LNS SCREENING SOLUTIONS:	32.00
Total G & K SERVICES:	188.48
Total GOPHER STATE ONE-CALL:	81.20
Total GRANITE FALLS, CITY OF:	20.75
Total HAMRE, ROGER:	15.00
Total HAWKINS INC:	783.89
Total HEARTLAND PAYMENT SYSTEMS:	96.96
Total HILLYARD-HUTCHINSON:	63.27
Total HOERNEMANN, PAUL:	255.00
Total HORIZON COMMERCIAL POOL SUPPLY:	41.08
Total HULS BROS TRUCKING INC:	26,657.00
Total JOHNSON BROS WHOLESALE LIQUOR:	4,910.55
Total K M FIRE PUMP SPECIALISTS:	1,155.50
Total KEEPRS:	816.81
Total KOTEK, NICOLLE:	160.00
Total KRANITZ, FRANK:	325.00

Pg. 12