

MINUTES OF THE CITY COUNCIL MEETING
CITY OF JANESVILLE, WASECA COUNTY, MINNESOTA
AUGUST 24, 2015 CITY HALL 7:00 PM

I. CALL TO ORDER

The Janesville City Council met in regular session pursuant to due call and notice thereof; Jeff Bartelt called the meeting to order at 7:00 pm.

Council present: John Sprengeler, Council Member
 Cliff Blaisdell, Council Member
 Jeff Bartelt, Council Member
 Kari Grisim, Council Member

Council Absent: Mike Santo, Mayor

Staff Present: Clinton Rogers, City Administrator
 Andrea Preston, Deputy Clerk
 Brandon McCabe, City Planner
 Dillon Petrowitz, Intern
 Dave Ulmen, Chief of Police

II. PLEDGE OF ALLEGIANCE

City Council and everyone present stood and recited the pledge of allegiance.

III. APPROVAL OF AGENDA

Motion by Blaisdell, seconded by Sprengeler to approve the agenda as reflected in these minutes. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

IV. PUBLIC HEARING – EDA LEVY

1. Resolution 2015-21

Opened 7:02 PM

McCabe was present to request the Council to pass an EDA Levy; which gives them the rights to create their own programs and set regulations for the City. Also allows for commercial improvement grants to replace Small Cities Development which is dissolving. This maximum levy would propose a 0.01813% of an individuals estimated market value. The Authority is asking for \$20,900.00 for economic development authorities for 2016 taxes. They would build this up over three years to create a fund balance.

Resident Ron Bruegger asked what this is replacing. Blaisdell responded this is a new program to generate funds rather than pulling from the general fund. Also allows less restrictions than state programs and to help blighted properties.

Bartelt questioned will this still include the \$5,000.00 budgeted from general fund. McCabe stated it was discussed but depends on Council and adoption of the general fund.

Resident Will Gahler asked what the elderly are supposed to keep doing. He stated he had a business in town for many years and kept it up himself; business owners responsibility. Why keep taxing the people. McCabe responded that's a good point; however, we wouldn't be putting money into such a program without having a return on it.

Resident Terry Gardner stated she is a homeowner and business owner within the town and applaud the EDA to try to make things better. There are property owners within town that are absent landowners so may not feel the same as others with blighted and run down properties. She wants to maintain safety of the people and cut back on embarrassment of our community.

Public Hearing closed at 7:17 PM

Motion by Blaisdell, seconded by Grisim to approve Resolution 2015-21. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

V. CONSENT AGENDA

1. Minutes of last Regular Meeting on August 10, 2015
2. Minutes of Work Session August 10, 2015
3. Accept Accounts Receivable
4. Audit City Bills for Payment
5. PRGC Financials

Motion by Sprengeler, seconded by Blaisdell to approve the agenda. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

VI. PUBLIC FORUM

VII. NOTICES AND COMMUNICATIONS

VIII. COUNCIL REPORTS

Grisim stated at the Park Board meeting the amphitheater for Veterans Memorial needs to be scaled back due to lack of funding and grants being awarded.

IX. ADMINISTRATOR REPORTS

Rogers gave his report.

- Joint Fire Board meeting set for September 14th.
- Ready for closing with Staples & Roozen, LLC.

X. OLD BUSINESS

1. 2016 General Fund Budget Discussion

Rogers states this is the first look through with all those suggestions from last meeting. Council agreed would like to hold off until all present and more time to look at. Grisim asked about a work session. Work session will be held September 14th at 6:30pm. Final Budget needs to be submitted by September 28th.

2. Parking at JWP

McCabe, Chief Ulmen, and Superintendent Bill Adams were present to go over new parking regulations. Adams stated it's proposed that during the hours of 7:30 am – 4:00 pm along Main St. school bus parking only, East 3rd Street from Main to Market Street to be a one way going east for pickup/dropoff for parents allowing 15 minute parking, and Market to Teal would still be normal with the two-way allowing for east bound traffic to go straight to Teal or south to Market. The one-way will be indefinitely; however, the parking after school hours is allowed longer than 15 minutes. Chief Ulmen stated staff has met a number of times and this seems to be the best solution for a safer environment. There will be time period of adjustment, but in the long run beneficial. Blaisdell asked about signage. Chief Ulmen responded we do have some on hand but a few will need to be ordered.

Motion by Grisim, seconded by Blaisdell to approve JWP Parking. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

3. Proposed RFP for PRGC

Rogers stated Blaisdell and Sprengeler met with Kennedy last week on RFP process. Blaisdell stated the option of selling was no longer an option Council wanted to pursue; therefore, looking at this 7 year lease option with some control over the land. Audit numbers show about \$1.9 million in debt ending 2014. If we were to pass this RFP option the deadline would be September 18. Council then will review and does have the right to reject any and all that apply. The main reason for November 1st deadline is to allow the new lessee to run their promotions for December membership drive.

Josh Berndt questioned Council what was the original goal. Sprengeler explained the residents voted that after 7 years the Golf Course would be self-sufficient with covering

operating costs which that has never happened. They have never operated at a profit or a break-even point.

Resident Shawn Mulcahey questioned if the City can't run it as a profit why do you think someone else can. In addition, resident Tim Burke stated we're willing to allow others to change things but we can't. Blaisdell replied that the public sector has more restrictions than the private sector; such as, public has to offer insurance, certain wage requirements, holding certain events, etc. In addition something needs to change and that is why we're exploring all options.

Resident Terry Gardner expressed her opinion that we're always discussing numbers when we're not looking at the bigger picture of it being a huge amenity to our community, the taxes paid from the homeowners in the addition, and the quality of our community. We need to look forward and assure the quality of our community. If you lease this golf course and in three months they fail, we have destroyed all the investment thus far and then where does it leave our community and members.

Blaisdell stated he agreed but something needs to change. Bartelt added that he is against leasing and selling the golf course, but does agree something needs to change. Bartelt added that most communities have assets that don't make them money; such as the Rec Center in Lake Crystal or the Water Park in Waseca. He would like to see what the Golf Course generates this year and to have full council for this big decision. Doesn't want to rush the process but rather do it right.

Rogers added that this has happened in the past for our City – meaning the Nursing Home Management contract. Also for rent, 10% of annual receipts would be put into a fund to cover capital maintenance. If at any time during the 7 year lease if both parties agree the contract can be null as well.

Motion by Bartelt, seconded by Grisim to table this issue to next meeting for full council. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

XI. NEW BUSINESS

1. RLF Request – PF Holdings, LLC

McCabe stated the City has received an RLF application for assistance at the 208 S Main St. property for business of PF Holdings, LLC. They will be doing business as GingerP Designs which is a stationary business. This loan would consist of \$40,000.00 at 15 years with 2% interest. This would help cover a new building for the business which has currently been run successfully out of their home for 7 years. Fits all criteria and recommended approval by EDA.

Motion by Blaisdell, seconded by Sprengeler to approve RLF loan application. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

2. Lot Split – Schweim Property
A. Resolution 2015-22

McCabe stated Troy Schweim, property owner at the corner of 390th Ave and County Rd 160, is requesting a lot split of the 148.68 acre property. This split would result in a 1.5 and 147.18 acre properties with a 30 foot access easement to the 1.5 acres. This needs approval by the City because a previous resolution allows for 1.5 miles outside city limits to be incorporated for future expansion. McCabe added Waseca County had no concerns while the Planning Commission reviewed and recommends approval.

Motion by Sprengeler, seconded by Grisim to approve Resolution 2015-22. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

3. Vacancy on HRA Board
A. Resolution 2015-23

Rogers stated Barb Grams resigned from the Housing Redevelopment Authority Board. Her term expired December 31, 2017. This resolution accepts her resignation and to look for a replacement on the board.

Motion by Sprengeler, seconded by Blaisdell to approve Resolution 2015-23. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

XII. ADJOURNMENT

Blaisdell made motion to adjourn, seconded by Sprengeler at 8:11pm. Voting in favor: Bartelt, Grisim, Blaisdell, and Sprengeler; voting against: none; absent: Santo. Motion carried.

Respectively signed by

/s/ Andrea Preston Date 09/14/15

Andrea Preston
Deputy Clerk
City of Janesville