

City Council Minutes June 11, 2012

The Fertile City Council held its regular meeting at 6:30 p.m. on Monday, June 11, 2012 at the Community Center. Present were: Mayor Brian Nephew and Council members Dennis Hasler and Todd Wise. Council member Dan Gisvold arrived at 6:40 p.m. Trish Thorson was absent.

Mayor Brian Nephew called the meeting to order at 6:30 and then called for an adjournment of the regular meeting to conduct a Public Hearing on the Tax Increment Financing for Redevelopment Project Area 1.

Todd Hagen from Ehlerø was introduced to the group in attendance. Mr. Hagen gave general information on TIF as a means of financing city improvements and how the new value added property taxes could be used to offset the costs of improvement. He further explained that the Project area for Fertile encompassed both an industrial area and a housing area and that any funds under TIF would have to be spent in that geographical area.

Mr. Hagen then went on to explain that the purpose of the public hearing was to hear input and ask questions prior to approve the necessary resolution to establish the Project district and also the two districts involved within that larger area. He then explained that both the County and the other taxing jurisdictions had been sent the information on the TIF plan and were given written notice of the Public Hearing. These procedures were established by state law and had to be followed. The Public Hearing process was the final step necessary for the Council to take in order to turn the Project over to the oversight of the EDA. The next step in the process would be the EDA Public Hearing on June 13, 2012 to approve the Business Subsidy Criteria for the industrial park.

Hagen explained that District 1-1 would be an Industrial District affecting the 41 parcels in the Industrial Park. It was estimated that District 1-1 would show a \$90,000 increase in value to help fund the addition of public utilities such as water and sewer. This district would have an 8 year life. District 1-2 would be a Housing District and would affect approximately 17 units of owner occupied housing. This area would show an increase in value of \$51,000 with the addition of public utilities and would have a 25 year life.

As part of the process, it was explained that the Council would have to make some öbut förö findings as part of passing the necessary resolutions.

At this point the floor was opened up for any further questions. John Frohrip, City Administrator explained that the most critical aspect of the Development District was the installation of a lift station on the south edge of the Industrial Park. The northeast area of town has been underutilized due to the lack of City sewer, and a lift station would help get the housing area and the industrial park up and running for further development.

The Public Hearing was closed at 6:52 and the regular City Council meeting was resumed.

After a brief review, Dennis Hasler moved to approve Resolution #6-1-12 establishing Redevelopment Project Area No. 1 and adopting a redevelopment plan and establishing tax increment financing District 1-1. The motion was seconded by Todd Wise and was carried.

Resolution #6-2-12 which establishes District 1-2 within the current financing plan for that district. Todd Wise made the motion to approve Resolution #6-2-12 and was seconded by Dennis Hasler. The motion carried.

Barry Robertson, Fair Meadow Nursing Home Administrator, then made his report to the City Council. Fair Meadow began the month of May with 44 residents and ended with 45 and operated at 90.83% capacity. There were 202 home delivered meals and 13 days of adult day care.

Robertson then reported that they were still working on finalizing the 501C3 non-profit status for the Fair Meadow Foundation. As an update on the Assisted Living project, he reported that they were now working with ICON, a new architect. On June 15th a group would be going to Thief River Falls to view an assisted living facility that had been built by ICON. This was followed by a discussion on the square footage of the units in ICON's preliminary plan and other differences between ICON's plan and the preliminary plan that was done by YHR.

Kevin Nephew, Public Works Director, then gave his report to the Council. He reported that the crack sealing project was complete and had gone very well. All the work had been completed in four days and that they had gone through more crack sealer than they had anticipated since all the cracks were so deep and wide. Since the total cost of the project was one-third of what it would have cost if it had been contracted out, Nephew suggested that equipment be rented out in two years to do the crack sealing at the airport. He recommended also that the City streets be done again two years after that.

Kevin Nephew then requested that the City budget for repaving projects over the next few years. There were several streets in town, mainly the first block of the streets that branch off of Mill Street that were in need of repairing. He suggested that we budget for two streets each year to spread the cost out some and that it would take three years to repave the six that were currently in need of it.

Nephew then reported on the Peterson Subdivision water project. He stated that he was still waiting to hear from the engineers who were working on several options. When Brian Nephew inquired as to the time frame for this project, Kevin said that he hoped it could be started in the next month.

Libby Eid then gave her report on the AELC. She reported that in the month of April there had been 22 volunteers who had worked a total of 83 hours at the Learning Center. In May, 17 volunteers had worked 49.5 hours.

Upon review of the minutes of the May 14, 2012 minutes, Dan Gisvold made a motion to approve, seconded by Dennis Hasler. The motion was carried.

The next item up for discussion was the fire department request for City funding for the purchase of new narrow band sirens for the City. Polk County Commissioner, Craig Bunes, then reported on the fact that all sirens and radios had to be in compliance by 2014. This was followed by discussion on what changes there had been in the radio and sirens systems and the financial impact this was having on the various levels of government and law enforcement. It was explained that the City currently had three sirens but that they would be purchasing four of the

located on the south west end of town by the golf course in
y.

After further discussion on what the sirens would cost, how much the fire department was willing to contribute and the possibility of grant funding for them, Todd Wise made the motion to approve the purchase of the sirens and was seconded by Dan Gisvold. The motion was carried with Dennis Hasler voting no.

The next item on the agenda was the appointment of election judges for the 2012 election. John Frohrip recommended that Janice Holloway, June Dale, Fran Gigler and Ginny Strem serve as judges for the City election and that Janice again be the Head Judge. He further recommended that Kristi Langved and Lisa Liden serve as the judges for Fair Meadow Nursing Home. After a brief discussion on the number of judges needed and how much they would be paid, Dan Gisvold made the motion to approve the judges as recommended by Frohrip. The motion was seconded by Dennis Hasler and was carried.

The Fair Board parade permit was the next item up on the agenda and it was explained that the parade was scheduled for Sunday, July 15th and would follow the same route as last year. Dan Gisvold made the motion to approve the permit and was seconded by Dennis Hasler. The motion carried.

Next, the Council reviewed the permit application for the annual 5K Run that was to be held on Saturday, July 14. After a brief discussion on getting County approval since the route involves Washington Ave., which is a County road, Dan Gisvold made the motion to approve the permit. The motion was seconded by Todd Wise and was carried.

Upon review of the Treasurer's Report and Bills, and some questions on general miscellaneous revenue and expense accounts, Dan Gisvold made the motion to approve, seconded by Dennis Hasler. The motion was carried.

The final item that was briefly discussed was in regards to having an RV dumping station in Fertile. Mayor Nephew brought up the fact that there can be some difficulties with monitoring what was going into the City's system with a dump station and also problems with manning such a station on weekends. It was suggested that City staff check with some other cities to see how they handle RV dump stations.

There being no further business, the meeting was adjourned.

Brian Nephew, Mayor

John J. Frohrip, City Administrator