

# MINUTES OF THE PROCEEDINGS OF CITY COUNCIL OF STAPLES, MINNESOTA

April 10, 2018

The regular meeting of the Staples City Council was called to order by Mayor Etzler at 7:00 p.m. on Tuesday, April 10, 2018 at City Hall. Present were Mayor Etzler, City Council Members Miles, Murray, Theurer, Case, Fisher and Johnson. Also present were City Administrator Nelsen, Parks and Recreation Director Jasmer, Economic Development Director Radermacher, Police Chief Birkholtz, Public Works Director Bendorf, City Clerk Archer and other interested parties.

It was moved by Miles and seconded by Theurer to approve the agenda as presented. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

It was moved by Miles and seconded by Theurer to approve the consent calendar items consisting of the minutes from the previous meeting and payment of the bills presented. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

<u>List of Bills</u>	<u>April 10, 2018</u>
Arvig	2,244.71
Auto Value Staples	33.96
Aqua-Pure	3,540.00
AW Research	382.60
BCA	270.00
Brown, Krueger & Vancura	2,635.50
BSN Sports	120.10
CDW Government	768.24
Central Building Supply	160.00
Charter	17.80
Core & Main	1,052.48
Diversified Networks	320.63
Doug Bendorf (reimbursements)	111.82
Dougherty Funding	13,531.82
First International/ Visa	2,460.70
Gary's Diesel	801.24
Giza Plumbing & Heating	168.55
Grainger	198.58
H & L Mesabi	1,418.80
Hach	163.08
Hawkins	3,985.84
Hillyard	49.32
Holden Electric	4,571.75
Hollco	887.74
Ideal Construction	2,000.00
Irby Electric	64.85
J&J Solutions	150.00
JT Services	47.03
Kenmar Electric	373.05
Ken's Collison	629.11
Lakes Area Lock & Door	118.11
League of MN Cities Ins. Trust	500.00
Long Prairie Sanitation	843.05
Marco	339.25

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Maria de Jose	410.00
McGold	38.50
Midwest Machinery	5,369.44
MMUA	3,162.50
MN Dept. of Labor & Industry	933.81
Napa Auto Parts	308.44
Sadusky Renovations	10,518.77
Southside Mini Mart	19.00
Staples Ace Hardware	76.38
Staples True Value	146.21
Staples Veterinary Clinic	12.00
Staples Water & Light	14,997.42
Staples World	233.80
Todd County Aud/Treas	3,505.80
Todd Wadena Electric	2,848.25
Tower Pizza	79.44
TransUnion	25.00
UltraMax	928.00
Verizon	236.08
Wex	1,172.12
Ziegler	2,096.38
<b>TOTAL</b>	<b>92,077.05</b>
Fire Dept.	1,396.90
Ron Case	64.80
Chris Goff	105.60
Jeremy Pape	110.86
Ryan Walwick	248.40
Josiah Fuhrman	798.00
Josh Pesta	574.40
Blake Petrich	1,391.13
Jason Anderson	446.10
Delavan Cole	1,296.00
John Cole	356.88
Tony Evans	81.00
Steve Gaugert	404.98
Bruce Grondahl	559.27
Joel Lingenfelter	546.48
Clyde Mertens	404.90
Steve Statema	173.57
Lacey Aguirre	851.07
Jackson Berg	14.25
Natasha Brings	145.13
Tristin Etzler	105.67
Alicia Goltz	153.19
Dylan Jasmer	467.25
Brayden Losh	178.53

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Kay Martin	114.00
Tim Mikish	109.25
Adam Oberlander	163.88
Nancy Roth	26.88
Trevor Rudenick	32.02
Mary Rychner	47.50
Lilian Schneider	77.89
Alyssa Vanderhoof	76.00
<b>TOTAL</b>	<b>11,521.78</b>

It was moved by Theurer and seconded by Johnson to adopt Ordinance 518 – Amending Ordinance 496 pertaining to Garage Sales. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

Deanna Hemmesch, Executive Director of Central Minnesota Housing Partnership (CMHP) presented information related to a proposed 42 unit affordable townhome project at the intersection of Michigan Ave and 12<sup>th</sup> Street. The project would include an on-site office and caretaker, a playground and visitor parking. A criminal, credit and rental history is run for each person living in the units over the age of 18. CMHP is requesting the Council consider entering into a purchase agreement for two parcels at a price of \$25,000, combine the parcels into one, support the project with tax increment financing for a minimum of 15 years and demonstrate support for the project with a letter and resolution.

The Council asked the following questions of Ms. Hemmesch - were other sites considered, what is the zoning of this site, what is the anticipated impact on home values in the area, how are the income guidelines established, what do the TIF dollars support, has the City staff sought other developers, is there a limit on occupancy per unit, how does the rental rehabilitation work, how are police calls handled, how were the 42 units derived, how are noise complaints handled, and what is the average stay.

Ms. Hemmesch responded that 3 other sites were considered, the zoning is currently multi-family, home values have not decreased in other project locations, income guidelines are set by the funding organization, TIF dollars are used to increase amount of mortgage eligibility, there is a limit of two people per bedroom, Small Cities Development Program could be applied for to update existing rental units, police calls are handled based on the issue, drugs convictions are not tolerated, 42 units is based on site size, the first response to a noise complaint would be from the on-site caretaker, and each lease is for a year.

It was moved by Murray and seconded by Case to approve Resolution 1710 Supporting Local Decision Making Authority. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

Public Works Director Doug Bendorf reviewed the minutes of the Public Works Commission meeting of April 3, 2018.

Economic Development Director Radermacher reviewed the minutes of the Staples Economic Development Authority meeting of March 27, 2018.

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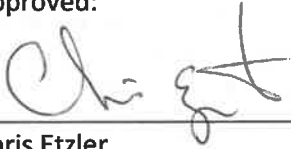
Residents presented questions and concerns during open forum regarding the proposed affordable townhome project. The following questions were raised and will be replied to at the next regular Council meeting.

- What are crime rates in similar projects?
- Does the project fit within the new comprehensive plan?
- What are the current vacancy rates in Staples?
- Will the entire parcel(s) be developed?
- Is this the best we can do for the parcels?
- What is the median income for Staples currently?
- Concern about impact on neighborhood.
- Are there other City subsidies?

City Administrator Nelsen updated the Council on various community activities and projects.

It was moved by Miles and seconded by Murray to adjourn the meeting at 8:10 p.m. Case, Etzler, Fisher, Johnson, Miles and Theurer voted yes. None voted no. Carried.

Approved:



Chris Etzler  
Mayor

Attest:



Diane Archer  
City Clerk