

MINUTES OF THE PROCEEDINGS OF CITY COUNCIL OF STAPLES, MINNESOTA

April 24, 2018

The regular meeting of the Staples City Council was called to order by Mayor Etzler at 7:00 p.m. on Tuesday, April 24, 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, City Clerk Archer and other interested parties.

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

It was moved by Murray and seconded by Johnson 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 24, 2018</u>
AT&T	914.56
AW Research	179.80
Bolton & Menk	2,169.00
CCP Industries	147.58
CDW Government	684.54
Central McGowan	1,439.28
Conduent	1,842.00
F.I.R.E.	1,000.00
Fleet Services	1,410.50
Gary's Diesel	2,005.70
Hach	244.50
Hawkins	937.18
Hillyard	225.04
Joel Quance	420.00
KEEPRS	65.03
KnowBe4	270.00
League of MN Cities	275.00
Marco	38.87
Maria de Jose	355.00
Minnesota Energy	622.21
Mitch's Fuel Service	1,134.75
MN Unemployment Insurance	75.52
NJPA	1,780.00
Pemberton Law	930.00
Perham Linen	24.58
Ranger	42,990.22
Red River Flag	772.00
Riverland Community College	420.00
Scott Braith (mileage/meal reimburse)	295.95
Scott Yungbauer	246.89
Shred-It	122.59
Staples Express	34.75
Staples Motley Community Ed	600.00
TDS	53.21

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Timbers Restaurant	313.39
Ziegler	422.75
TOTAL	65,462.39
Josiah Fuhrman	152.00
Josh Pesta	278.23
Blake Petrich	825.70
Landyn Saewert	199.50
Jacob Weishair	323.10
Lacey Aguirre	739.50
Jackson Berg	90.25
Natasha Brings	109.96
Alicia Goltz	174.69
Dylan Jasmer	605.75
Brayden Losh	156.52
Kay Martin	115.80
Adam Oberlander	125.45
Kevin Robben	1,011.60
Nancy Roth	26.88
Trevor Rudenick	54.18
Mary Rychner	71.25
Lilian Schneider	85.43
Alyssa Vanderhoof	114.00
Emily Veronen	57.90
Emily Warner	209.63
TOTAL	5,527.32

Mayor Etzler opened the public hearing for Tax Increment Financing District 1-9, Staples Multi Family LLC. No one was present and the public hearing was closed.

It was moved by Theurer and seconded by Miles to adopt Resolution 1711 Approving the Establishment of Tax Increment Financing District 1-9 - Staples Multi Family LLC, within Municipal Development District No. 1, and adoption of the tax increment financing plan relating thereto. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

It was moved by Murray and seconded by Johnson to accept the terms for development agreement with Staples Multi Family LLC. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

Mayor Etzler opened the public hearing for Tax Increment Financing District 1-10, Office. No one was present and the public hearing was closed.

It was moved by Theurer and seconded by Johnson to adopt Resolution 1712 Approving the Establishment of Tax Increment Financing District 1-10 – Office, within Municipal Development District No. 1, and adoption of the tax increment financing plan relating thereto. Case, Etzler, Fisher, Johnson, Miles and Theurer voted yes. Murray voted no. Carried.

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It was moved by Etzler and seconded by Theurer to accept the terms for development agreement with Dokken Real Estate LLC and G Enterprises LLC. Case, Etzler, Fisher, Johnson, Miles and Theurer voted yes. Murray voted no. Carried.

Barb Cline, Staples Motley Area Chamber of Commerce, requested permission to grant B & B's Bar of Staples (partnering with Lefty's) to hold the 2018 street dance on August 25th in front of Lefty's Bar in the area of 2nd Ave between 4th and 5th Street. The Chamber also requested permission for outside liquor sales, food sales, a tent in the area and street closure from 4th to 5th Street along 2nd Avenue.

Council member Theurer stated this is a loud event to have next to a residential neighborhood. Lakewood Manor is in close proximity. Council discussed possibility for a more permanent location with less impact to a residential area. This issue will be discussed with Chamber during the preparations for the 2019 Railroad Days event.

It was moved by Johnson and seconded by Etzler to permit the Chamber request. Case, Etzler, Fisher, Johnson and Murray voted yes. Miles and Theurer voted no. Carried.

Deanna Hemmesch, Executive Director of Central Minnesota Housing Partnership (CMHP) and Jennifer Skirrow-Reimann, Property Director, presented information to answer questions raised at the March 27th meeting related to a proposed 42 unit affordable townhome project at Michigan Ave and 12th Street. The affordable townhomes would be eligible for persons 18 years and older earning wages from \$9.62 to \$21.00 per hour. Todd County HRA has a three to five year waiting list for Section 8 vouchers. The project would be marketed within a 30 mile radius. The properties managed by CMHP had fewer police calls per unit than similar sized non-managed projects within the same community based on a one year period. Background checks are performed on all residents over 18 by RHR. If there is a history of crimes against others, the application is denied.

Council member Case expressed concern about project size, what shows up on the background check, additional City resources needed to support the project and impact on residents in the area who already live in the community.

Council member Theurer expressed concern about one manager for 42 units and not addressing Police Chief issues.

Council member Johnson stated she drove by other CMHP properties and they were in nice neighborhoods, the need is shown based on the fact that 35-40% of the population lives below the poverty level and the draft comprehensive plan addresses the desire for a healthy community which includes housing equity.

Mayor Etzler stated the property will not be sold until after the market study determines need, the project will bring new residents to Staples to increase use of local businesses and the concerns related to crime were addressed by the information presented by CMHP.

Susannah Jensen, 1003 8th St NE, expressed concern that school district will be negatively impacted with more students and no additional property tax to support them. This means everyone else's property taxes will increase.

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Bob Jensen, 1003 8th ST NE, stated the housing study referenced doesn't support the need for low income housing. He does not think there is a need.

Ryan Wright, 704 Wisconsin Avenue, supports the project. He has met with manufacturing industry leaders for his job and heard a concern regarding not being able to attract workers due to lack of affordable housing. He also thinks the impact on schools will not be that great given the large percentage of special needs children the district currently serves.

Joshua Bursch, 1200 8th St NE, stated the City needs more jobs before more housing.

Chris Odden, 820 8th ST NE, asked CMHP why they asked Todd County for forgiveness of a \$90,000 loan. Deanna Hemmesch responded that the Ricker Place Apartments were sold to CMHP for \$1 fifteen years ago. The property had asbestos, lead and roof issues. The \$90,000 was to be a grant, but the financing required a loan. After 15 years of property improvement and management, CMHP ask for forgiveness. The County turned them down, but provided a loan extension so CMHP will repay the loan.

It was moved by Miles and seconded by Johnson to approve the purchase agreement with CMHP for portions of parcels 38-4011000 and 38-4006100. Etzler, Johnson, Miles, Murray and Theurer voted yes. Case and Fisher voted no. Carried.

It was moved by Miles and seconded by Case to approve Resolution 1713 Authorizing Application for 2018 Funding Request to NJPA Innovation Funding Program for Legacy Trail Feasibility Study. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

It was moved by Murray and seconded by Johnson to approve request from Staples Amateur Baseball Association for lawful gambling on September 15th, 2018 at Lefty's Bar. Case, Etzler, Fisher, Johnson, Murray and Theurer voted yes. Miles voted no. Carried.

It was moved by Murray and seconded by Johnson to approve request from Knights of Columbus for lawful gambling on August 26th, 2018 at Lefty's Bar. Case, Etzler, Fisher, Johnson, Murray and Theurer voted yes. Miles voted no. Carried.

Parks and Recreation Director Jasmer reviewed the minutes of the Parks and Recreation Commission meeting of April 10, 2018.

City Administrator Nelsen reviewed the minutes of the Planning and Zoning meeting of April 16, 2018.

It was moved by Theurer and seconded by Johnson to approve Preliminary Plat for United Hospital Addition to Staples. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

It was moved by Murray and seconded by Case to approve Final Plat for United Hospital Addition to Staples. Case, Etzler, Fisher, Johnson, Miles, Murray and Theurer voted yes. None voted no. Carried.

Council member Johnson requested the Council hold work sessions to discuss more in-depth topics so the entire Council can hear the same information and discuss.

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Mark Anderson asked what will happen to the land north of the affordable townhome site. He noticed four wheelers are using it - creating noise and dirt in the roadway. Mayor Etzler replied it is a great question and the City will need to consider potential future use.

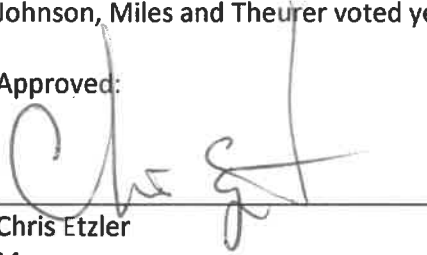
Alex Hering, DFL Candidate for 9A Minnesota House of Representatives, stated he remodeled Giovanni's with funding from CMHP and thanked them for what they do.

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


City Administrator Nelsen stated John Cole is retiring and reminded Council to thank him for his 33 years of service when they see him.

It was moved by Miles and seconded by Murray to adjourn the meeting at 9:12 p.m. Case, Etzler, Fisher, Johnson, Miles and Theurer voted yes. None voted no. Carried.

Approved:


Chris Etzler
Mayor

Attest:


Diane Archer
City Clerk