

M I N U T E S
CITY COUNCIL MEETING
May 2, 2022
5:30 PM
Council Chambers

MEMBERS PRESENT: Mayor King. Council Members Paul Fischer, Rebecca Waller, Jason Baskin, Oballa Oballa, Michael Postma, Joyce Poshusta and Council Member-at-Large Jeff Austin

MEMBERS ABSENT:

STAFF PRESENT: City Administrator Craig Clark, Director of Administrative Services Tom Dankert, Police Chief David McKichan, Public Works Director Steven Lang, Fire Chief Jim McCoy, Planning and Zoning Administrator Holly Wallace, City Attorney Craig Byram and Library Director Julie Clinefelter

APPEARING IN PERSON: Housing and Redevelopment Director Taggart Medgaarden, Jason Culbert, Julianne Roller (via zoom), Susan Strandberg, Tim Sorgine, Austin Daily Herald

Mayor King called the meeting to order at 5:30 p.m.

Moved by Council Member Fischer, seconded by Council Member Waller, approving the agenda. Carried.

Moved by Council Member Oballa, seconded by Council Member Fischer, approving Council minutes from April 18, 2022. Carried.

AWARDS AND RECOGNITIONS

Discover Austin Director Nancy Schnable reviewed the 2021 year and did an overview of the 2022 year for Discover Austin. She noted they added a VW Beetle named Petunia to the Discover Austin team.

CONSENT AGENDA

Moved by Council Member Baskin, seconded by Council Member Fischer, approving the consent agenda as follows:

Licenses:

Exempt Gambling: American Legion on August 9-14, 2022

Exempt Gambling: Marcusen Park Baseball Association on September 1, 2022

Food: N'nyaw Grocery Store, 404 1st Street NW

Mobile Business: Classic Kitchen, 22133 State Highway 56

Mobile Business: Mimi's Cones, 1208 10th Avenue SW
Mobile Business: Stagecoach BBQ & Grill, 205 W. Main Street, Brownsdale
Right of Way: Lamont Concrete, LLC, 56837 180th Street
Tree Service: Green Tree Outdoor Services, Fountain

Claims:

- a. Pre-list of bills
- b. Credit Card and Financial Reports

Event Applications:

Independence Day Parade on July 4, 2022

Carried.

PUBLIC HEARINGS

A public hearing was held for the proposed written spending plan for tax increment financing (redevelopment) district no. 11. Director of Administrative Services Tom Dankert stated the proposed pending plan to use funds from tax increment plan 11 that aren't needed for another project for affordable housing. There is approximately \$548,000 in the fund.

Jason Culbert, 211 2nd Street SE asked if the funds would be used in the southeast neighborhood near where he lives.

Mr. Dankert stated the spending of the funds could go to the area near his home.

There were no other public comments.

Moved by Council Member Baskin, seconded by Council Member Fischer, adopting a resolution approving a written spending plan for tax increment financing (redevelopment) district no. 11. Carried 7-0.

A public hearing was held for a proposed five year tax abatement request from Caleb Tsetse for a single family home proposed at 1805 18th Drive NE. The home has an approximate value of \$757,000 and meets the criteria for the tax abatement program.

There were no public comments.

Moved by Council Member Baskin, seconded by Council Member Oballa, approving a five year tax abatement application from Caleb Tsetse. Carried 7-0.

A public hearing was held for street improvement assessments on 5th Avenue NW (40th Street NW to dead end) and 40th Street NW (Oakland Avenue West to 5th Avenue NW), Project 22108. The amount to be assessed is \$159,035.00 at 3.75% for 15 years. Assistant City Engineer Mitch

Wenum presented the project and the proposed assessments. He stated the City will be paving a gravel road.

There were no public comments.

Moved by Council Member Fischer, seconded by Council Member Baskin, adopting a resolution declaring the cost of Project 22108. Carried 7-0.

Moved by Council Member-at-Large Austin, seconded by Council Member Postma, adopting a resolution adopting the assessment roll for Project 22108. Carried 7-0.

BID OPENING

The City received bids for the 40th Street NW and 5th Avenue NW paving project. The following bids were received:

Contractor	Total
Ulland Brothers, Inc.	\$159,035

Assistant City Engineer Mitch Wenum stated the roads are currently gravel and will be paved. He recommended awarding the bid to Ulland Brothers, Inc.

Moved by Council Member Fischer, seconded by Council Member Oballa, awarding the bid for the 40th Street NW and 5th Avenue NW paving project to Ulland Brothers, Inc. Carried 7-0.

The City received bids for the Cedar River siphon replacement project. The following bid was received:

Contractor	Total
Elcor Construction	\$1,757,953.10

Public Works Director Steven Lang stated the project would involve the replacement of the 100 year old siphons under the Cedar River. He stated the engineer's estimate for the project is \$580,000 and since the only bid came in three times over that amount, he recommended rejecting all bids for the project. He stated the project will be rebid in the future.

Moved by Council Member Postma, seconded by Council Member Fischer, rejecting bids for the Cedar River siphon replacement project. Carried.

PETITIONS AND REQUESTS

City Administrator Craig Clark requested the Council approve a contract with Bird Rides, Inc. for 75 rentable scooters in Austin. The scooters would be at no cost to the City and a local attendant is responsible for the units. The scooters can operate on the roadways.

Police Chief David McKichan noted he talked to the Albert Lea police department and they did not have any major issues.

Julianne Roller with Bird Scooters stated all riders must be 18 or older. She stated they will be partnering with local community businesses for location placement.

Moved by Council Member Postma, seconded by Council Member Oballa, adopting a resolution approving a contract with Bird Rides, Inc. Carried 7-0.

Housing and Redevelopment Director Taggart Medgaarden reviewed the 1st and 3rd Apartments proposal. He stated the HRA is partnering with Three Rivers Community Action to develop a 40-unit affordable housing project east of the post office. The project is contingent upon being awarded housing tax credits and would also receive a \$600,000 contribution from the Hormel Foundation, \$250,000 from Mower County and TIF funding from the City of Austin.

Susan Strandberg with Three Rivers Community Action stated they work as a non-profit housing developer for affordable housing. She stated the design had been modified to accommodate a neighboring property that did not to participate in the project. She stated the tax credits will be applied for in July and the announcement will be made in December if the project is awarded. She stated the project scores very high with all the local community contributions.

Council Member Poshusta stated she supports the project but will need to abstain from the voting due to the fact she works for the management company on the project. She also thanked Taggart for his work on the project.

Jason Culbert, 211 2nd Street SE, stated he is the property owner on the block that has not participated in the project. He stated he would like to receive an offer on his property and has concerns about privacy, light pollution, crime and traffic.

Mayor King stated property owners were given the option to sell for the project and the City has not kicked anyone out. He noted that accommodations are being made on the project to make it more private for the Culbert property. He told Mr. Culbert to speak with Mr. Medgaarden.

Mr. Dankert noted the TIF funding would be paid back over 26 years.

Mr. Culbert stated the project could be bigger with his property.

Mayor King stated the HRA offered to do an appraisal on the property in the past.

Mr. Dankert stated the project was developed and planned without the property included in the project.

Moved by Council Member Postma, seconded by Council Member Oballa, adopting a resolution in support for the 1st and 3rd Apartments tax credit application. Carried 6-0 with Council Member Poshusta abstaining.

Moved by Council Member Oballa, seconded by Council Member Postma, adopting a resolution in support for the 1st and 3rd Apartments additional funding. Carried 6-0 with Council Member Poshusta abstaining.

Moved by Council Member Baskin, seconded by Council Member Oballa, adopting a resolution approving letter in support from the Mayor for the tax credit application. Carried.

Director of Administrative Services Tom Dankert reviewed the preservation of the right to establish a redevelopment district on the proposed apartment development site. He stated if the tax credits are not received then the proposed resolutions would preserve the ability to establish a redevelopment district for the area.

Moved by Council Member Poshusta, seconded by Council Member Oballa, adopting a resolution finding that parcels are occupied by structurally substandard buildings. Carried 7-0.

Moved by Council Member Oballa, seconded by Council Member Poshusta, adopting a resolution authorizing reimbursement from tax increment pursuant to an interfund loan for advance of certain HRA costs in connection with a tax increment financing district within municipal development district no. 1. Carried 7-0.

Administrative Services Director Tom Dankert requested the Council approve participation in the Office of the State Auditor's 2022 voluntary performance measurements program. The City would be eligible to received additional LGA from the State for participation.

Moved by Council Member Baskin, seconded by Council Member Fischer, adopting resolution affirming participation in the Office of the State Auditor's Voluntary 2022 Performance Measurements Program. Carried 7-0.

Director of Administrative Services Tom Dankert stated the City has a planned parking lot replacement project at the Senior Center in the summer of 2022 and the Senior Center has requested additional work to create a patio. The Senior Center will cover the costs for the patio. In addition, the estimated cost of the project has increased. Mr. Dankert requested a Council motion approving the additional work and costs on the project.

Moved by Council Member Poshusta, seconded by Council Member Baskin, approving additional funding for the Senior Center parking lot and sidewalk replacement project. Carried.

City Administrator Craig Clark requested the Council approve a contract with Flashing Thunder Fireworks for the 4th of July celebration.

Moved by Council Member Fischer, seconded by Council Member Oballa, adopting a resolution approving contract with Flashing Thunder Fireworks. Carried 7-0.

Public Works Director Steven Lang stated the City/County annual electronics recycling event will take place on May 14, 2022 from 9 am to 2 pm. He requested the Council approve \$500 for advertising and the use of a fork lift. He noted the City is looking for volunteers for the event.

Moved by Council Member Postma, seconded by Council Member Oballa, approving the City's participation in the 2022 Electronics Recycling Event. Carried.

City Administrator Craig Clark stated the City applied for a EDA grant for infrastructure in Creekside Business Park with an estimated total project cost of \$4,375,000. The original grant was a 20% local match but the grant came back with a 50% match. Mr. Clark requested an additional \$546,250 to cover the 50% grant match.

Moved by Council Member Baskin, seconded by Council Member Fischer, adopting a resolution authorizing the request for qualifications for a United States Economic Development administration study. Carried 7-0.

Moved by Council Member Baskin, seconded by Council Member-at-Large Austin, designating election judges and polling places for 2022 elections. Carried 7-0.

Moved by Council Member Postma, seconded by Council Member Waller, granting the Planning and Zoning Department the power to contract for the removal of junk and/or illegally stored vehicles at 804 1st Avenue NW, Padilla Property. Carried.

Moved by Council Member Fischer, seconded by Council Member Baskin, granting the Planning and Zoning Department the power to contract for the removal of junk and/or illegally stored vehicles at 808 1st Avenue NW, Gallardo Property. Carried.

Moved by Council Member Oballa, seconded by Council Member Waller, granting the Planning and Zoning Department the power to contract for the removal of junk and/or illegally stored vehicles at 1605 12th Street SW, Rivera Property. Carried.

CITIZENS ADDRESSING THE COUNCIL

Tim Sorgine, 505 11th Avenue NW, has concerns about the stop signs at the intersection of 6th Avenue and 10th Drive SE. He stated drivers are not noticing the signs and there are accidents there.

Brad Prentis, 1103 5th Place SE, stated that people are running the stop sign at the intersection.

REPORTS

Council Member Baskin thanked City staff for the amount of work preparing for the City Council meeting.

Council Member Postma thanked City Clerk Ann Kasel on her election judge training.

Moved by Council Member Fischer, seconded by Council Member Oballa, adjourning the meeting to May 16, 2022. Carried.

Adjourned: 6:46 p.m.

Approved: May 16, 2022

Mayor: _____

City Recorder: _____