

**MINUTES**  
**COMMITTEE-OF-THE-WHOLE WORK SESSION**  
**January 6, 2020**  
**City Hall Conference Room A**

**PRESENT:** Mayr Stiehm. Council Members Steve King, Laura Helle, Paul Fischer, Rebecca Waller, Jason Baskin Council Member-at-Large Jeff Austin

**ABSENT:** Council Member Joyce Poshusta

**STAFF PRESENT:** City Administrator Craig Clark, Director of Administrative Services Tom Dankert, Public Works Director Steven Lang, Park and Recreation Director Kevin Nelson, Fire Chief Jim McCoy, Police Chief David McKichan, Planning and Zoning Administrator Holly Wallace, Library Director Julie Clinefelter, Assistant City Engineer Mitch Wenum and City Clerk Ann Kasel

**ALSO PRESENT:** Honorary Council Member Herve Idjidina, YMCA Director Diane Baker, Austin Daily Herald, Public

Mayor Stiehm opened the meeting at 6:02 p.m.

**Item No. 5 - 2020 Assessment Rates**

Assistant City Engineer Mitch Wenum presented the 2020 assessment rates stating it is the City's goal to assess adjacent property owners 50% of the costs of street projects and in 2019 the City assessed 20.4% of the project costs. He proposed increasing the assessment rates for urban and commercial streets 4%. Therefore, the rate for 2020 will increase from \$46.75 per lineal foot to \$48.62 per lineal foot for residential street reconstruction and \$66.75 per lineal foot to \$69.42 per lineal foot for commercial properties. Other rates would also be increased slightly. He noted that construction rates are increasing at a greater rate than the City has increased the assessment rates. He stated that the City guarantees that the road will last 35 years and the City has policies in place for different types of properties.

Council Member Baskin stated he would like to be more aggressive with the increase.

Council Member-at-Large Austin stated if the Council raises the street assessments too high then there may be more objections.

Moved by Council Member Baskin to increase assessment rates for 2020 by 7%. Motion failed for lack of a second.

Moved by Council Member Baskin to increase assessment rates for 2020 by 6%. Motion failed for lack of a second.

Moved by Council Member Baskin, seconded by Council Member King to increase assessment rates for 2020 by 5%. Carried 4-2 with Council Member Helle and Council Member-at-Large Austin voting nay.

The matter will be placed on the January 21, 2020 Council Meeting.

### **Item No. 1 – Revisions to Rec Center Lease Agreement**

YMCA Director Diane Baker requested the Council approve revisions to the Austin Community Rec Center lease dated October 25, 2017. Currently the lease states that the Youth Activity Center will be for youth in grades 5-12. The request is that the lease be revised for students in 2<sup>nd</sup> – 12<sup>th</sup> grades so that all youth have access to the Youth Activity Center. There are 340 \$1 youth memberships for ages 7-11. The YMCA will be reserved for those with memberships.

Council Member-at-Large Austin asked if the only way youth would have access to the entire facility would be with a family membership.

Ms. Baker stated there is a youth rate for ages 14-18 of \$10 per month and there is family financial assistance. She stated the day passes are an option at \$5 per day but no one under 10 will be admitted without an adult.

Council Member-at-Large Austin stated he hopes the YMCA doesn't lose sight of the younger members of the community.

Another requested change is the Landlord's payment of \$100,000 per year for operations. The request is for that amount to be disbursed on a quarterly basis.

After additional discussion, moved by Council Member King, seconded by Council Member King, recommending approving the lease modifications for the Austin Community Recreation Center. Carried.

The item will be on the January 21, 2020 Council meeting

### **Item No. 2 – Waste Water Treatment Plant Flood Mitigation Study Results**

Public Works Director Steven Lang presented the results of the Waste Water Treatment Plant flood mitigation study completed by SEH. Currently the Plant is protected by a levee system constructed under emergency conditions to protect the Plant. This levee is not FEMA quality and the City would like to construct a wall and levee system to properly protect this valuable asset.

Mr. Lang reviewed the three options for the flood wall ranging from \$8.2 million to \$9.5 million to construct. He stated that additional studies will need to be completed prior to a design selection being made. There are also various permits and exceptions that will need to be issued from multiple agencies for the project to be approved. He stated the permitting and design process will take approximately two years and construction of the project will begin in 2022.

Mr. Lang stated the complete report is available for review in his office. He stated he would bring a proposal to the next Council meeting with a recommendation for design and construction.

For Council information only; no Council action needed at this time.

### **Item No. 3 – Waste Water Treatment Plant Expansion Proposal**

Public Works Director Steven Lang reviewed the process for the Waste Water Treatment Plant \$78 million expansion and phosphorus reduction project. He stated the City is working with SEH for the project and reviewed the plan as proposed by SEH for the project which includes project meetings and management; preliminary design; final design; cost of service rate study; bidding services and funding services. This process is project to take 18 months with bidding in June of 2021. Mr. Lang recommended extending a contract with SEH for engineering design and bidding services for the Waste Water Treatment Plant expansion and phosphorus reduction project. The contract cost is estimated over \$3.65 million and would be funded 50% from the City and 50% from Hormel Foods.

After additional discussion, moved by Council Member Fischer, seconded by Council Member King, recommended extending a contract with SEH for engineering design and bidding services or the Waste Water Treatment Plant expansion and phosphorus reduction project. Carried.

The item will be placed on the January 21, 2020 Council agenda.

### **Item No. 4 – Waste Water Treatment Plant Hormel Agreement**

Public Works Director Steven Lang stated the City of Austin and Hormel Foods have an agreement for the maintenance and operation of the Waste Water Treatment Plant dated May 31, 1995. Due to the proposed improvements at the Plant the agreement needs to be modified to set forth the obligations of each party for the Plant upgrades. Hormel Foods will pay 50% of the total costs of the design of the project. Another agreement will be entered into once the construction begins.

Moved by Council Member Baskin, seconded by Council Member King, approving an agreement with Hormel Foods for the Waste Water Treatment Plant. Carried.

The item will be placed on the January 21, 2020 Council agenda.

### **Item No. 2 – Open Discussion**

City Administrator Craig Clark stated the City has received a dangerous dog appeal and would like to schedule the hearing Monday, January 13<sup>th</sup> 4:00 p.m.

CC financial barriers for their appeal,

Moved by Council Member-at-Large Austin, seconded by Council Member King, adjourning the meeting at 6:57 p.m.

Respectfully Submitted,

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Ann M. Kasel  
City Clerk