



## **CITY OF FREEPORT**

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**August 28, 2018** – Meeting Minutes

A regular meeting of the Freeport City Council was convened at 7:00pm by Mayor Rodney Atkinson with Councilmembers, Tim Hennen, Ben Ettle, Mike Eveslage and Jake Renneker, present.

Staff in attendance: Clerk-Treasurer Adrianna Hennen, Deputy Treasurer Joan Wall, Public Works Director Loren Goebel, City Engineer Dave Blommel, and City Attorney Scott Dymoke

Absent: None

Others in attendance:

Craig Timp (213 2<sup>nd</sup> Ave NW)

Chad Thielen (112 3<sup>rd</sup> St NW)

Al Williams (308 2<sup>nd</sup> Ave NW)

Mark Middendorf (711 Main St E)

Andrea Ramacher (720 1<sup>st</sup> Ave N)

Chad Thielen (112 3<sup>rd</sup> St NW)

Kyle Rademacher & Brooke Fleischhaker (212 2<sup>nd</sup> Ave NW)

### **Approve Agenda**

Renneker moved to approve the agenda, seconded by Eveslage. Motion carried 5-0.

### **Open Public Forum**

No comment was given.

### **Consent Agenda**

Eveslage moved to approve the consent agenda, seconded by Ettle. Motion carried 5-0.

### **Reports**

#### Clerk Report

A. Hennen gave recap on the Primary Election. A. Hennen named each individual that submitted an Affidavit of Candidacy for the open city council seats.

A. Hennen stated that Atkinson had brought up the topic earlier in the day of segregating certain areas of town or zones regarding nuisance requirements. Council decided that it should be something to look into to see what surrounding towns do.

#### Treasurer Report

No report was given.

#### Public Works Report

Goebel stated he was getting an estimate from Jesse James and Phil Osendorf for the grease trap in Charlie's Café. Council asked that he acquire one more estimate.

### Engineer Report

Blommel presented an updated Capital Improvement Plan which he broke down into four different areas of town that will need attention in the very near future. Blommel explained that all of these areas need new street, storm water, water main, and sanitary sewer and broke them all down by price in each of those categories. Blommel explained that funding options are now limited as Freeport is ineligible for USDA grant dollars since Freeport's median income is higher than their threshold. Blommel explained that Freeport's best bet in receiving grant dollars would be from PFA, which requires a \$35,000 Facility Plan. The plan takes about 3-4 months complete and would be submitted in March of 2019. Blommel stated that Freeport should score well, but it isn't a guarantee and that if Freeport doesn't receive it right away, others ahead of Freeport would get it and Freeport would just keep moving up the list. T. Hennen asked if it was reasonable to estimate that Freeport apply for funding in 2019, hopefully be awarded in 2020 and get then in 2021 get the funds and break ground. Blommel said that is a very realistic timeline.

### Attorney Report

Dymoke stated all of his items would be coming up in the agenda.

### Fire Department Report

No report was given.

## **Old Business**

### Loehrer Update

A. Hennen stated that it unfortunately the Sheriff attempted five times before they were able to deliver the order to abate to Loehrer on August 22<sup>nd</sup>. This means that Loehrer has until September 22<sup>nd</sup> to clean up his property under the Freeport's orders. If he does not abide, then on September 23<sup>rd</sup>, Dymoke has the authority submit all of the information to the Stearns County Court. Eveslage asked now that Loehrer's water has been off for a week if anything else can be done or if the property can be considered "uninhabitable"? Dymoke explained that he has had some luck with the County Public Health Nurse when he was in a different county, but hasn't had a lot of luck with the Stearns County Nurse, but said it might be worth a try. Eveslage also recommended talking to Mark Harren or Dan Marthaler to see if anymore can be done now that the water has been off for a considerable amount of time.

### Solar Gardens

Dymoke explained that staff unfortunately missed the deadline for getting the public hearing notice in the newspaper for changing the solar garden regulations, so it will be scheduled for the September meeting. At this time Dymoke went over all of the changes one more time to make sure that he got them all correct. There were no changes council made.

## **New Business**

### Wellhead Protection Plan Grant

Katie Breth with Stearns County Soil and Water Conservation District (SCWD) attended the meeting to explain her role, the Wellhead Protection Plan (WHPP) Grant and the process. She stated her role is to help city's implement their WHPP and to write grants that are offered by the MN Department of Health. Breth stated the grant Freeport is applying for is to cover the costs of prepping and sealing and old municipal well in the basement of the Creamery, to seal an individual's well within the DWSMA, and to get signs that will people will see when entering Freeport's DWSMA area. Breth explained the total for the grant application is

\$9,150. Breth also explained that if the contractor sealing the well gets in there and realizes the well is in way worse condition and will be more expensive, she stated the contractor should stop work, contact Breth and she can work with the MN Department of Health to move funds around. She said we can't get more money, but we can move the dollars around that might have been used for something else. She stated you want to stay in the amount your request in the grant, as anything above and beyond that becomes the City's responsibility. Eveslage moved to approve and submit the grant, seconded by Ettle. Motion carried 5-0.

### Rental Housing

Dymoke explained that the housing ordinance that was presented from New Munich was to regulate all of their residential housing, not just rental. Dymoke questioned the council if they thought Freeport was ready for this type of step or if they wanted to focus these requirements on rental housing specifically. Council agreed that this type of ordinance was unnecessary for all residential housing, but would be good for rental housing. Council also liked the section about inhabitability and that something like that should be added as a rule for all residential housing. Dymoke stated he would speak to the building inspector and get his perspective.

### A. Hennen Performance Review

Eveslage stated A. Hennen should focus and work on performance and keep working on improving in the job. Eveslage also appreciated seeing a percentage request for a wage increase instead of a dollar amount. Eveslage moved to accept A. Hennen's request of a 2.4% wage increase, seconded by Renneker. Atkinson-yes, Ettle-yes, Eveslage-yes, T. Hennen-abstain, Renneker-yes. Motion carried 4-0.

Atkinson stated, unrelated to A. Hennen's performance review, that he was concerned about the trend of the administrative employees. Atkinson is concerned that more money will be spent. He stated that at \$60,000 Freeport would be able to hire a person to do both the clerk and treasurer work. He stated he saw this trend with the public works when hiring Sam at full time, and is concerned this is a similar trend.

### **Ajourn**

Ettle moved to adjourn at 8:20pm, seconded by Renneker. Motion carried 5-0.

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Mayor, Rodney Atkinson

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City Clerk-Treasurer, Adrianna Hennen