



CITY OF FREEPORT

125 Main Street E – PO Box 301 – Freeport, MN 56331 – 320-836-2112
For TTY/TDD Users 1-800-627-3529 or 711 Minnesota Relay Service www.freeportmn.org

October 29, 2019 – Meeting Minutes

A regular meeting of the Freeport City Council was convened at 7:00pm by Mayor Mike Eveslage, and councilmembers Sarah Blake, Ben Ettle, Tim Hennen, and Jake Renneker.

Staff in attendance: Clerk-Treasurer Joan Wall, Public Works Director Loren Goebel, Administrative Assistant Lori Austing, City Engineer Dave Blommel, City Attorney Scott Dymoke, Fire Chief John Gilk

Others in attendance:

Fritz Hoeschen (North Risk Partners)

Rodney Atkinson (310 8th St SE)

Andrea Ramacher & Vern Fuchs (720 1st Ave N)

Carol Moorman (Melrose Beacon)

Jason Hoeschen (1020 2nd Ave SE)

Stephanie Hennen (303 3rd St SE)

Approve Agenda

Wall asked to add the following items to the agenda:

- Claim #3840 to consent agenda
- Real estate purchase agreement and Resolution 2019-11 as item f under New Business
- Waste Management as item a under Old Business

Hennen moved to approve the agenda with the additions, seconded by Renneker. Motion carried 5-0.

Public Hearing – Lakeview Loan Servicing LLC Assessment

Public hearing was opened at 7:01 pm. Dymoke explained the assessment was for lawn mowing. Council asked if this was in addition to the assessment for cleaning up the property last year and Wall said yes. No other comment was given. At 7:05 pm, Ettle moved to close the hearing, seconded by T Hennen. Motion carried 5-0.

Public Forum

No comment was given.

Consent Agenda

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

Reports

Clerk-Treasurer Report

Wall shared the good news that funds left over from a Small Cities DEED grant can be used for economic development projects, including water, sewer, and street projects, and street lights. There is \$98,160 in that fund that came from repayment of revolving loans and repayment of home improvement loans when owners moved out before 10 years was up. Austing researched our records and was in contact with DEED for the

last few months and was instrumental in helping the City and DEED to determine that this money could be used. Blommel added the money could be used for a community-wide benefit. Eveslage stated, "This is good news. Thank you for staying after that."

November Council Meeting Date: Since two of the council members will be gone on Nov. 19, the council meeting will stay on its regularly scheduled date of Nov. 26.

Updated Zoning Maps: Council directed Wall to have zoning maps updated.

Schlenner Wenner Audit Quote: Council directed Wall to ask Schlenner Wenner if they could come down on their quote because Wall does a good job at getting ready for the audit and making their job easier.

Fire Department Report

FEMA Grant: We didn't receive the FEMA grant and Gilk and Andy Grieve are recommending a new grant writer. Next year, we will try for a FEMA grant to get 18 air packs, which are \$6,000-\$7,000 apiece. Council directed Gilk to go ahead with the new grant writer.

Turnout Gear: Gilk explained the three quotes are for 25 sets, but they only need 23 sets at this time. T Hennen moved to approve the Alex Air Apparatus quote, seconded by Renneker. Motion carried 5-0.

Pumper #406: Council directed Gilk to have the leaf springs replaced.

LED Light Fixtures: Renneker moved to approve the purchase of the light fixtures, seconded by T Hennen. Motion carried 5-0.

Chevron Pattern: Renneker moved to approve adding the chevron pattern, seconded by Blake. Motion carried 5-0.

Public Works Report

Goebel reported the speed signs are all up and one still needs some adjusting. He believes people are slowing down because of the signs. Drinking water protection signs have been put up. The plow truck got DOT'd and next year it will need two new tires. Goebel blew out the lines for the ball park. The tractor will need two new front tires next year.

Discussion was had regarding Goebel's suggestion that the City ask Waste Management (WM) not to drive down alleys because the alleys are getting ruined. It was suggested that the City send a letter to the affected residents asking them to put their garbage on the street instead of the alley. The City will work with Jason Hartman from WM and shoot for December 1.

Engineer Report

Blommel explained the repair of 7th Street SE could maybe be stretched to 2021 with a lot of cold patch added in 2020. This project will be difficult to assess and fund. The available DEED funds of \$98,160 could be used toward it. Mill and overlay will help strengthen the road. Blommel will check with Jodi at Stearns County to see if the County will be in the neighborhood to do the mill and overlay.

Attorney Report

See Real Estate Purchase Agreement and Resolution 2019-11 Interfund Loan Resolution under New Business letter f.

Old Business

Waste Management

Copies of the current garbage hauling agreement and the proposed amendment were made available before the meeting began. Dymoke explained the proposed amendment to the WM contract struck out the word “weight” and replaced it with “volume” because WM is not able to weigh garbage at this time. Eveslage and Austing met with WM to talk about negotiating the contract. WM will look at all 39 commercial accounts and see if some should receive refunds. Some accounts should have been paying more, but they will not go back and charge more. Any commercial account with cart service will be charged the lower residential rates. WM is reviewing the proposed amendment. Dymoke recommends trying to negotiate with WM ourselves instead of going to mediation. Mediation can be expensive and doesn’t always seem like it was worth it in Dymoke’s opinion.

Goebel has heard new residents moving into town are being charged \$10 more for service. Blake asked if we could post what the WM rates are so when new residents move to town, they can check it.

Atkinson stated he believes WM isn’t an honest company and the City should put garbage service out for bids to other companies. Eveslage stated the contract isn’t up until 2022. Atkinson stated WM should abide by their contract of \$0.10 per pound for commercial. T Hennen observed that the Danny’s Disposal contract also said they would charge \$0.10 per pound, but they didn’t charge that rate either.

New Business

Health Insurance

F Hoeschen distributed a handout showing health insurance plans and rates. Blake asked what the cost would be for the City to just cover the employee? F Hoeschen said the City must pay for at least 50% of the employee’s premium and is not required to pay for family members. Blue Cross will allow municipalities to have a group plan with one person participating, but he isn’t sure about the other companies. If the City wants health insurance by 1/1/20, we would need to apply by 12/1/19. The City can apply at any time and the rates change quarterly.

T Hennen explained in the past health insurance costs kept going up so the City capped it at \$9,000 to save money. It was suggested to look at what the City’s employee handbook says about health insurance at the November meeting.

Resolution 2019-10 Lakeview Loan Servicing LLC Assessment

Ettle moved to approve Resolution 2019-10, seconded by T Hennen. Motion carried 5-0.

Accessory Structures

After discussion, Council directed Dymoke to change the following:

- 500.48 paragraph 3 – no closer than 4 feet to the principal structure.
- 500.48 paragraph 6 – remove all but the last sentence.
- 500.48 paragraph 8 – remove “however, at no time shall an accessory structure exceed the foundation size nor total square footage of the residential dwelling or commercial structure to which it is subordinate.”

2020 Elections & Resolution 2019-13 Designating Polling Place

Council directed Wall to move February's regular council meeting to February 18, 2020.

Ettle moved to approve Resolution 2019-13, seconded by Renneker. Motion carried 5-0.

2020 Local Board of Appeal & Equalization

Renneker wondered if residents would feel more comfortable bringing their appeals to a council meeting rather than meeting with County officials. Dymoke suggested we could put this as the first item on our agenda, like a public hearing, so County officials could leave as soon as possible. Council directed Wall to schedule the Local Board of Appeal & Equalization during the April 28, 2020 regular council meeting.

Real Estate Purchase Agreement & Resolution 2019-11

Copies of a signed purchase agreement for parcel ID 54.32269.0211, EDA Resolution 2019-01 and accompanying legal opinion, and a draft of Council Resolution 2019-11 Interfund Loan Resolution were made available before the meeting began. Dymoke explained that the EDA has lined up a purchase for the property known as Welle 3 and has a purchase agreement in place. The Council needs to approve the purchase. Ettle moved to approve the purchase of parcel ID 54.32269.0211, seconded by Renneker. Motion carried 5-0.

Resolution 2019-11 was recommended by a consultant from Ehlers. Dymoke explained this does not require the City to create a TIF district, but gives the City an option to use TIF to recover initial costs of the purchase. Renneker moved to approve Resolution 2019-11, seconded by Ettle. Motion carried 5-0.

Adjourn

At 9:36pm, Ettle moved to adjourn, seconded by Blake. Motion carried 5-0.

Mayor, Mike Eveslage

City Clerk-Treasurer, Joan Wall