

TUESDAY, FEBRUARY 28, 2023 COLD SPRING CITY COUNCIL MEETING MINUTES

The meeting was called to order by Mayor Dave Heinen at 6:30 p.m. The following City Council members were found to be present: Mayor Dave Heinen and Council Members Mike Fall, Ryan Hennen, Fran Ramler and Doug Schmitz. Absent: none. Others present: Kris Dockendorf, Brian Lintgen, Jason Blum, Jon Stueve, Aaron Volker, Robbie Krzyzanowski, George Schnepf and Joe Jelovnick.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO APPROVE THE AGENDA OF THE FEBRUARY 28, 2023 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

CONSENT AGENDA

A. Minutes – January 25, 2023 Special Meeting, February 1, 2023 Special Meeting, and February 14, 2023 Regular Meeting

MOTION WAS MADE BY SCHMITZ, SECONDED BY RAMLER, TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION PASSED 5-0.

PRESENTATION OF PHASE II ENVIRONMENTAL STUDY

Aaron Volker from Braun Intertec presented the Phase II Environmental Study of the Granite Landing lot being considered for the future Fire Hall. He discussed the background of the property, the previous environmental study that was done in 2012, a summary of the concerns from the 2022 Phase I Environmental Study, the results and findings of the Phase II Study, programs that might apply to the site, and the liability and insurance letters the MPCA offer. The Council discussed the fact that there is a high likelihood that over the course of the new fire hall's life, there will be full-time firefighters staying in the building and therefore they would want to meet the vapor barrier standards for residential use when the building is constructed. George Schnepf from Coldspring stated that he felt pretty good about the report and that if in the event that soil remediation is needed to be taken to landfills they would cover that cost. Robbie Krzyzanowski from Five Bugles stated that the next step would be for the City to purchase the property, and that Five Bugles would then go into more detail with design before they would be ready to go out for bids.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO MOVE FORWARD WITH PURCHASING THE LAND WITH THE AGREEMENT THAT COLDSRING WILL HELP WITH THE SOIL REMEDIATION COSTS. MOTION PASSED 5-0.

Dockendorf explained that she will talk to the City Attorney to develop a purchase agreement for the property and bring that back for final approval. The Council then discussed the possibility of squaring off the property by purchasing the eastern section of the lot at 18 2nd Avenue North, since that lot juts into the Granite Landing property.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO LOOK INTO PURCHASING PART OF THE REAR YARD OF 18 2ND AVENUE NORTH COLD SPRING. MOTION PASSED 5-0.

PUBLIC WORKS DIRECTOR REPORT

A. Request to Purchase New Mixer for Wastewater Treatment Plant

Stueve stated that he did look into re-building the mixer and it was cost prohibitive, therefore he is recommending purchasing a new one.

MOTION BY RAMLER, SECONDED BY SCHMITZ, TO APPROVE THE PURCHASE OF A NEW MIXER FOR THE WASTEWATER TREATMENT PLANT FROM LANDIA COMPANY, AT A PRICE OF \$16,870.00, TO BE PAID OUT OF THE WASTEWATER BUDGET, LINE ITEM #6311 EQUIPMENT. MOTION PASSED 5-0.

B. Other

Stueve stated that they have been busy with plowing, blowing and hauling snow. Councilor Fall inquired about the sidewalks along Highway 23 and who's responsibility it is to clean off the snow. Stueve stated that it would be the property owner's responsibility. He also stated that the grater, which is difficult to maneuver and operate has been utilized by staff.

CITY ENGINEER REPORT**A. Project Updates**

Lintgen stated that the Water Treatment Plant has reached a milestone transition, pumping the wells into the treatment plant and then using the pumps in the plant to pump it out to the towers and ground storage tank. He stated that next they will be running water through the vessels to acclimate the bacteria that will be used to pull the nitrates out of the water.

B. Water Treatment Plant Change Order Number 6

Lintgen explained that the change order would extend the substantial completion date of the contract to April 21, 2023, which he felt was reasonable and in the best interest of the project. Councilor Schmitz stated that he was disappointed that the contractor didn't contact AdEdge sooner to be able meet the original deadlines and inquired about liquidated damages. Lintgen explained that proving liquidated damages is a touchy issue and that there were legitimate delays that did occur. He stated that he felt that it wouldn't be worth the upset that it would cause to the project by bringing up liquidated damages as there were many gives and takes, back and forth, that are still ongoing throughout the project.

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO APPROVE CHANGE ORDER NUMBER SIX FOR THE WATER TREATMENT PLANT. MOTION PASSED 3-2. ROLL CALL VOTE, AYES – HEINEN, RAMLER AND HENNEN, NAYES – SCHMITZ AND FALL.

C. Industrial Pretreatment Plant

Lintgen stated that the floor slabs are being poured and concrete walls will start being constructed and the roofs will be next. He stated that the project is still on schedule for now. He stated this spring the steel tank will start going up.

D. Other

Lintgen stated that they are continuing to work on design for 2023 Improvement Project and for Lift Station #1 Project.

POLICE DEPARTMENT REPORT**A. Monthly Reports**

Chief Blum presented the monthly report for January.

B. Request to Purchase Stalker Radar

Chief Blum explained the request to purchase a stalker radar for one of the two new squad cars that are expected to arrive this year.

MOTION WAS MADE BY RAMLER, SECONDED BY SCHMITZ, TO APPROVE THE PURCHASE OF STALKER DSR RADAR FROM APPLIED CONCEPTS, INC. AT A PRICE OF \$3,075.00 TO BE PAID OUT OF THE POLICE BUDGET, LINE ITEM #6311 EQUIPMENT. MOTION PASSED 5-0.

C. Other

Councilor Fall inquired about the over-time budget for the police department. Chief Blum explained the various components that fall into the over-time budget expenses, which some of them have revenues that are received for those costs. Chief Blum did remind the Council that the department is short two officers.

CITY ADMINISTRATOR REPORT**A. Fund Balance Policy**

Dockendorf explained the history of the policy and an amendment to it whereby positive balances in closed funds would be put into the Future Capital Improvements fund.

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO APPROVE AMENDING THE FUND BALANCE POLICY AS PRESENTED. MOTION PASSED 5-0.

B. Chamber Showcase 2023

The Council agreed to host a booth and several Council members stated they could cover a shift at it.

C. Year End Budgets

Dockendorf stated that she provided the year end budgets and answered a few questions that the Council had about various line items.

D. Reduction in Library Services and Collections from GRRL

Dockendorf explained that the library had submitted a letter to the City stating they would be reducing their collection and services because they can't continue at the current level in the size of their space. Councilor Fall stated that he would like to begin the process of finding a site for a standalone library. The Council agreed that seeking a site was a necessary step anyway and that they would begin by directing staff to explore different sites and to check with the Friends of the Library to see what locations they have considered. They also provided a few suggestions of downtown lots to consider.

COMMISSION UPDATES

A. Planning Commission

Councilor Fall stated that the Planning Commission did not meet.

B. EDA

Dockendorf gave the Council an update on Mike Monson the new representative from CEDA. Councilor Schmitz stated there was a student from the U of M that is working on a doctorate degree on entrepreneurship and focusing on the cities of Avon, Richmond and Cold Spring to gather data. He stated that the student was willing to share his report with the Council when he was finished.

C. Park Board

Mayor Heinen stated that they did meet but they did not have a quorum. He stated at their next meeting they will do a tour of the parks and briefly discussed some of the current projects at the Baseball Park.

D. Rocori Trail

Councilor Schmitz stated that they would be meeting the following week. Dockendorf added that they are planning a trail grand opening sometime this summer to celebrate its completion.

LIST OF BILLS AND ADDITIONS

MOTION WAS MADE BY RAMLER, SECONDED BY SCHMITZ, TO REVIEW AND ACCEPT PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST TOTALING \$65,266.88 AND SUPPLEMENTAL LIST TOTALING \$17,865.15 AS PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

ADJOURN

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO ADJOURN AT 8:23 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

David Heinen, Mayor

Kris Dockendorf, City Administrator