

Regular Meeting  
& Joint Council EDA Meeting  
November 6, 2013  
7:00 p.m.

With due call and notice thereof, the November 6, 2013 regular meeting of the Eden Valley City Council was called to order at 7:00 p.m. in the Civic Center meeting room. Present were Mayor Korman, Councilors Gabrelcik, Bradshaw and Thielen, and Clerk Haag. Also present Public Works Director Rademacher, Chief Junker, City Engineer Kent Louwagie, EDA Board Members Dave Currens, Barb Hagemeyer & Lona Brutger, and others. Mayor Korman presided.

The agenda was approved on a motion by Thielen, seconded by Gabrelcik.

A motion to approve the consent agenda was made by Gabrelcik. Items on the consent agenda included Approve minutes of October 9, 2013 regular meeting and Adopt Donation Resolution #2013-34. Motion to approve consent agenda was seconded by Thielen and carried unanimously.

The Joint Meeting with the EDA was opened to consider refinancing of the EDA Crossover Refinance Bonds of 2005. EDA Members present were President Dave Currens, Barb Hagemeyer, Lona Brutger, Dan Thielen and Pete Korman. Absent: Connie Haag and Mike Schindler. Clerk Haag reported the Council and EDA had been considering refinancing of the Bonds in order to allow for a better cash flow in the Brookview Apartment Enterprise Fund, noting the Council had also discussed the subject with Auditor Steve Wischmann during the annual city audit review earlier in the year. In addition to refinance for a lower interest rate, the proposal extended the bond an additional three years, to lower the annual debt service expense and free up funds for needed maintenance and repairs, while helping to maintain affordable rents in the apartment building. Haag explained MN Rural Water Association offers several programs for refinancing, with David Drown Associates assistance, that provide financing opportunities with lower closing costs than traditional bonding in some situations. Haag had contacted both MRWA and Todd Hagen at Ehlers, and in this situation, the Micro-Loan program offered through MRWA was the most favorable. Haag provided information to the Council and EDA on the proposal submitted by David Drown Associates to refinance the 2005 Bond with \$406,000 Housing Development Revenue Refunding Bonds, Series 2013C, to be purchased by Bank of Zumbrota, for a term of 8 years with a net effective interest rate of 2.6%. Even though the financing would be extended an additional three years in order to lower the annual debt service payment, the refinancing would still provide a net period savings of over \$4000. EDA President Dave Currens called for consideration of the proposal. Member Hagemeyer introduced and moved for adoption Resolution 2013-1EDA, a Resolution Awarding the Sale and Providing for the Payment of and Security for \$406,000 Housing Development Revenue Refunding Bonds, Series 2013C (General Obligation of the City of Eden Valley, Minnesota). Motion was seconded by Korman. Voting in favor were Currens, Hagemeyer, Brutger, Thielen, and Korman. Against: none, whereby Resolution 2013-1EDA was duly adopted. Mayor Korman called for consideration by the City Council of the proposal and EDA

Resolution. Councilor Thielen introduced and moved for adoption Resolution #2013-35, a Resolution Approving the Terms of Housing Development Refunding Bonds, Series 2013C (General Obligation of the City of Eden Valley Minnesota), and Authorizing a General Obligation Pledge Therefor. Motion was seconded by Gabrelcik. Voting in favor were Gabrelcik, Bradshaw, Korman and Thielen; against: none, whereby Resolution #2013-35 was duly adopted. The joint meeting of the City Council and EDA Board concluded at 7:10 p.m.

Resident Patrick McCarney was present to request an extension on the payment date of his delinquent water and sewer utility bill to avoid shutoff. McCarney explained his family has experienced some personal and work issues that resulted in lack of funds to make the payment, but offered to pay a portion of the bill by the end of the week and attempt to pay the balance by Friday, November 15<sup>th</sup>. After discussion, Council consensus was to extend the payment date of the utility bill to November 30<sup>th</sup>, with directive to have water shut off if not paid by that date.

Kris Latcham, EV-W Community Ed Director, was present to request the Council consider the possibility of allowing Community Ed to rent the downstairs meeting room of the former fire hall to be used for a possible Eagle Kids Program daycare for preschool and kindergarten. Latcham explained the District is looking at ideas for starting a daycare program, not to take business away from existing daycares, but to fill a need they see exists in their current Eagles Kids program, and are looking for affordable and workable options for a location of the program. Latcham estimated the start time for the program would be in the Fall of 2014, but would like to know if the building would be available, and what the cost would be in order for Community Ed to determine if it would be a viable option. Council consensus was they were favorable to the idea, but would need time to decide and to check into costs and liability issues, and would get back to Latcham when they had more information.

City Engineer Kent Louwagie was present to update the Council on the street project. Pay Request #2, to Kuechle Underground, in the amount of \$274,859.07 was submitted for approval. Louwagie reported most of the curb work has been done, and street light conduit and bases are being installed. Class 5 will be hauled in Friday and streets prepped for bituminous to be laid Monday and Tuesday, followed by sidewalk installation. Plans are to install the bituminous wear course this year yet, and that is planned for the end of next week, either Thursday or Friday. The delivery date for new street lights is not known at this time, and temporary lighting will be utilized until the new ones are delivered. CP Rail has not given any updates on when the new railroad signal will be installed, the last report was a mid-November installation. After review, a motion was made by Thielen to approve Pay Request #2 from Kuechle Underground as submitted. Motion was seconded by Bradshaw and carried unanimously.

Delinquent water and sewer bills to be certified for collection on 2014 property taxes were as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Premiere Apartments	300 Douglas Drive	\$3455.16

Hughes Properties	364 Maple Street North	\$ 909.92
Jim Getzkow	477 Maple Street North	\$1284.77
Jim Getzkow	334 State Street North	\$ 238.33
REMAX	286 Church Street South	\$ 400.61
Bonnie Wendroth	215 Church Street North	\$1259.64
Peggy Bethel Estate	706 State Street North	\$ 121.21
	<b>Total</b>	<b>\$7669.64</b>

Motion to certify delinquent water and sewer bills as presented for collection on 2014 property tax rolls was made by Gabrelcik, seconded by Thielen, and carried unanimously.

Delinquent lawn care/nuisance bills to be certified for collection were as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>
Hughes Properties	364 Maple Street North	\$ 530.49
Tanya Theisen	204 Meeker Avenue West	\$ 350.00
	<b>Total</b>	<b>\$ 880.49</b>

Motion to certify delinquent lawn care/nuisance bills as presented for collection on 2014 property tax rolls was made by Thielen, seconded by Gabrelcik, and carried unanimously.

Delinquent refuse/recycling accounts as submitted by West Central Sanitation for collection were as follows:

Acct No.	Owner/Renter	Service Address	Amount
	<b>Owner: James Getzkow</b>		
3060100	Renter: Rebecca Ehresmann	334 State St N	\$ 15.91
	<b>Owner: Larry Jakel</b>		
6506300	Renter: Heidi Palmer	249 Stearns Ave E	\$176.45
	<b>Owner: Richard Leukam</b>		
6800300	Renter: Ryan Leukam	297 Park St N	\$107.41
	<b>Owner: Andy Twardy</b>		
6348000	Renter: Vickie Haverkamp	309 Rose Ave E	\$ 20.83
	<b>Owner: BAC Home Loan Servicing</b>		
5834900	Previous Owner: Harry Kizas	505 Willow Ave E	\$171.93
1187600	Timothy Anderson	273 Brooks St S	\$103.74
1187300	Margaret Bethel Estate	746 State St S	\$ 99.44
1320600	Denise Larson	577 State St N	\$255.46
1197100	Ruhland Law Office	366 Church St N	\$115.98
1200900	Gloria Sieben	435 White St S	\$100.74
3300900	Tanya Theisen	204 Meeker Ave W	\$360.84

Motion to certify delinquent refuse/recycling as presented for collection on 2014 property tax rolls was made by Gabrelcik, seconded by Thielen, and carried unanimously.

2014 Utility rates and Enterprise Fund budgets were discussed. Haag provided actual to budget Enterprise Fund reports through October and reported Enterprise Funds will be reviewed more

at the budget workshop. Haag also provided information to the Council on suggested water and sewer rate increases based on the 20-year cash projection schedules that were drafted by the City Engineer when applying for the PFA loans for the current street project and utility upgrades. Sample water and sewer bill projections were provided with proposed rate increases for water base fee from \$7/month to \$9/month and rate increase from \$7.50/1000 gallons to \$8.75/1000 gallons and sewer base fee increase from \$7/month to \$10/month and rate increase from \$4.25/1000 gallons to \$5.25/1000 gallons. Council will review the information before the budget workshop and discuss further at the next regular Council meeting.

Mayor Korman opened the Public Forum. There were no comments

The Clerk presented the bills.

Total Expense: \$ 1,630,094.95

A motion to approve the bills was made by Thielen, seconded by Gabrelcik, and carried unanimously.

Clerk Haag provided sample rental housing codes from the cities of Foley, St. Martin, Morris, Barrett, and Heron Lake for the Council to review and discuss at a future date.

Haag reported no meeting had been scheduled with downtown businesses about signage and sidewalk access yet, and questioned if the Council would also like to include a discussion regarding snow removal at the same time. Public Works Director Rademacher also suggested it may be beneficial to have the discussion with the business and property owners about snow and ice removal, with the possibility of the City hiring a contractor to remove snow from sidewalks in the downtown business area. Council requested Rademacher obtain several estimates from contractors for snow removal service, and Haag schedule an informal meeting with Council and business/property owners for discussion.

Haag reported she had been contacted by a representative of Central Minnesota Jobs & Training Services regarding their Senior Service Program, which replaced the "Experience Works" or former "Green Thumb Program" for workers 55 and over, questioning if the City was interested in being a Host Agency for an office assistant. The program would provide an office assistant that would be available to work 20 hours per week, at no cost to the city other than the supervision time provided by Clerk Haag. Haag provided a copy of a Senior Service America, Inc. Senior Community Service Employment Program Host Agency Agreement between the City of Eden Valley and Central MN Jobs & Training, with effective dates from July 1, 2013 through June 30, 2014 and requested the Council consider approval of the agreement. After discussion, a motion was made by Gabrelcik, seconded by Bradshaw, and carried unanimously, to approve the Host Agency Agreement as presented.

Chief Junker reported Halloween went well as far as patrol with both Officer Peterka and he on duty to cover both sides of the city divided by the detour closed streets. Junker reminded everyone winter parking restrictions have gone into effect as of November 1<sup>st</sup>, and also reported detour traffic patrol continues to be challenging, but they are doing what they can to

control speeding and traffic issues that have arisen. Junker also reported as a long time city representative on the EV-W Community Ed Board, he is now serving as Chair of the Board.

Public Works Director Rademacher reported several water services in the city have been repaired, a new hydrant installed on Maple Street, and water and sewer service lines upgraded at the event center as well as storm sewer drainage installed there. Rademacher questioned the extent of sidewalk snow removal service for downtown businesses the Council was looking for to assist him in his bid request, and clarification was given. Rademacher also reported the rear motor in the street sweeper is not working. He will check in the spare parts inventory to see if something there works and try to have it fixed by next Spring, or determine if a rear engine is needed. Councilor Thielen suggested the City look at the option of purchasing a sweeper attachment for the skid steer and check into pricing for comparison as well, and Rademacher will follow through with that.

Council and staff will meet for budget workshop on Tuesday, November 26<sup>th</sup>, at 6:30 p.m., and the meeting with business and property owners regarding sidewalk signage and snow removal will be scheduled when Rademacher has snow removal bids available. Next regular meeting date and hearing on property tax levy and budget will be December 4, 2013.

As there was no further business, the meeting was adjourned on a motion by Thielen, seconded by Bradshaw.

Attest:

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Mona Haag, Clerk/Treasurer

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Peter Korman, Mayor

**CITY OF EDEN VALLEY**  
**\*Check Summary Register©**

October 2013 to November 2013

Name	Check Date	Check Amt	
<b>10100 STATE BANK IN EV</b>			
Paid Chk# 007278	AFSCME LOCAL 65	10/23/2013	\$233.50 UNION DUES
Paid Chk# 007279	CENTER POINT ENERGY	10/23/2013	\$428.00
Paid Chk# 007280	FLEET SERVICES	10/23/2013	\$540.30
Paid Chk# 007281	MADISON NATIONAL LIFE	10/23/2013	\$334.70
Paid Chk# 007282	MEEKER COOPERATIVE	10/23/2013	\$475.84
Paid Chk# 007283	MN REVENUE	10/23/2013	\$846.98 8021776
Paid Chk# 007284	NOHNER ELECTRIC	10/23/2013	\$104.62 SERVICES
Paid Chk# 007285	T-MOBILE	10/23/2013	\$120.41
Paid Chk# 007286	WEST CENTRAL SANITATION	10/23/2013	\$154.69
Paid Chk# 007287	XCEL ENERGY	10/23/2013	\$2,231.30
Paid Chk# 007288	RITA ANDERSON	11/7/2013	\$30.00 ZONING SERVICES
Paid Chk# 007289	LONA BRUTGER	11/7/2013	\$169.55 EDA & MILEAGE
Paid Chk# 007290	DAVE CURRENS	11/7/2013	\$120.00 EDA
Paid Chk# 007291	CONNIE HAAG	11/7/2013	\$60.00
Paid Chk# 007292	BARB HAGEMEIER	11/7/2013	\$199.55
Paid Chk# 007293	MIKE SCHINDLER	11/7/2013	\$30.00
Paid Chk# 007294	A & C FARM SERVICES	11/7/2013	\$87.16 Supplies
Paid Chk# 007295	AMERIPRIDE SERVICES	11/7/2013	\$126.27
Paid Chk# 007296	JUANITA ARENS	11/7/2013	\$400.00
Paid Chk# 007297	ARVIG	11/7/2013	\$4,615.93
Paid Chk# 007298	BCBS/RESOURCE TRAINING	11/7/2013	\$5,460.50
Paid Chk# 007299	BOLTON & MENK, INC	11/7/2013	\$60,211.00 Engineer Services
Paid Chk# 007300	BRAUN INTERTEC CORP	11/7/2013	\$6,624.50 Services
Paid Chk# 007301	CENTRAL MCGOWAN	11/7/2013	\$6.33 cylinder rental
Paid Chk# 007302	COMDATA	11/7/2013	\$527.73 Supplies, services, gas
Paid Chk# 007303	COMMISSIONER OF TRANSPOR	11/7/2013	\$55.86 SERVICES
Paid Chk# 007304	DEADRICKS CARPET	11/7/2013	\$397.38 SERVICES
Paid Chk# 007305	DPC INDUSTRIES, INC.	11/7/2013	\$751.78 SUPPLIES
Paid Chk# 007306	EDEN VALLEY LUMBER CO	11/7/2013	\$268.95 SUPPLIES
Paid Chk# 007307	ERKENS WATER SOFTENER SE	11/7/2013	\$54.29
Paid Chk# 007308	FEDERAL SIGNAL CORP.	11/7/2013	\$357.41 SUPPLIES
Paid Chk# 007309	FERGUSON WATERWORKS	11/7/2013	\$2,623.66 HYDRANT
Paid Chk# 007310	FRAUENSHUH & SPOONER, P.A.	11/7/2013	\$711.88 LEGAL
Paid Chk# 007311	GOPHER STATE ONE-CALL	11/7/2013	\$20.30 SERVICES
Paid Chk# 007312	MONA HAAG	11/7/2013	\$153.68 MILEAGE
Paid Chk# 007313	HEARTLAND SECURITY	11/7/2013	\$189.96 SERVICES
Paid Chk# 007314	KEEPRS, INC.	11/7/2013	\$16.00 SUPPLIES
Paid Chk# 007315	LMC	11/7/2013	\$60.00 SAFETY TRNG
Paid Chk# 007316	MEEKER COUNTY ATTORNEY	11/7/2013	\$190.00
Paid Chk# 007317	MEEKER COUNTY AUDITOR	11/7/2013	\$712.74 ELECTIONS SERVICES
Paid Chk# 007318	MEEKER COUNTY SHERIFF	11/7/2013	\$80.00
Paid Chk# 007319	MEYER AUTO SALES INC	11/7/2013	\$326.90 REPAIRS
Paid Chk# 007320	MIKE'S STANDARD	11/7/2013	\$911.06 GAS
Paid Chk# 007321	MINI BIFF LLC	11/7/2013	\$38.32 RENTAL
Paid Chk# 007322	MINNESOTA COMPUTER SYSTE	11/7/2013	\$69.35 SUPPLIES
Paid Chk# 007323	MR. HEATING & AC, LLC	11/7/2013	\$357.00 REPAIRS/SERVICES

# CITY OF EDEN VALLEY

## \*Check Summary Register©

October 2013 to November 2013

Name	Check Date	Check Amt
Paid Chk# 007324 440600 NCPERS MINNESOTA	11/7/2013	\$16.00
Paid Chk# 007325 NORTHLAND TRUST	11/7/2013	\$75,157.50 BOND PYMT
Paid Chk# 007326 OFFICE DEPOT	11/7/2013	\$162.40 SUPPLIES
Paid Chk# 007327 CRYSTAL PASTIEN	11/7/2013	\$170.00 Services
Paid Chk# 007328 PETTIPIECE & ASSOCIATES, LL	11/7/2013	\$359.54
Paid Chk# 007329 JAMES RADEMACHER	11/7/2013	\$85.50 Compressor Rental
Paid Chk# 007330 CRIS RISBERG	11/7/2013	\$1,400.00 Services
Paid Chk# 007331 RONS EXCAVATING	11/7/2013	\$5,733.00 Services
Paid Chk# 007332 JAMES SCHUTZ	11/7/2013	\$297.00 Services
Paid Chk# 007333 SIMPLEX GRINNELL	11/7/2013	\$636.81 Services
Paid Chk# 007334 SOUTH CENTRAL GRAIN & ENE	11/7/2013	\$33.88 Supplies
Paid Chk# 007335 SRWD	11/7/2013	\$2,786.42 Loan Payment
Paid Chk# 007336 STEARNS COUNTY AUDITOR/TR	11/7/2013	\$83.00 Services
Paid Chk# 007337 JEFF TEICHER	11/7/2013	\$250.00
Paid Chk# 007338 FRANCIS THEIS	11/7/2013	\$28.00 Services - Lions Park
Paid Chk# 007339 TOSHIBA FINANCIAL SERVICES	11/7/2013	\$134.72
Paid Chk# 007340 TOTAL LAWN CARE	11/7/2013	\$91.91
Paid Chk# 007341 TRI-COUNTY NEWS	11/7/2013	\$22.00 Adv - story hour
Paid Chk# 007342 VALLEY QUICK STOP	11/7/2013	\$315.15 Gas
Paid Chk# 007343 VERIZON	11/7/2013	\$61.03
Paid Chk# 007344 VMG	11/7/2013	\$76.34 Supplies
Paid Chk# 007345 XCEL ENERGY	11/7/2013	\$3,469.09
Paid Chk# 007346 KUECHLE UNDERGROUND INC	11/7/2013	\$274,859.07 PAY ESTIMATE #2
<b>Total Checks</b>		<b>\$458,713.74</b>

CHECK#	TO:	FOR:	AMOUNT
39891	Judy Thielen	Supplies	14.57
39892	USPS	Postage	190.60
39893	MNJIS Criminal History	Background cks	30.00
39894	Matt Lahr Construction	Rehab Loan Funds	19,500.00
EFT	PERA	PERA Rescue DCP	12,150.00
39895	MN Revenue	Sales & use tax	702.00
EFT	PERA	PERA	1,636.08
EFT	IRS	Payroll Taxes	4,450.34
JE-2013-27	Fire Truck Escrow	City share to Escrow	6,670.00
39896	State Bank in Eden Valley	Wire Transfer to 4M	1,100,015.00
39897	Ron Wendroth Estate	Rent deposit refund	417.43
EFT	PERA	PERA	1,497.84
JE-2013-30	Water Treatment Plant	October Usage	10,764.00
22098-			
22104	Payroll	Salaries	7,089.62
22105-			
22110	Payroll	Salaries	6,253.73
<b>TOTAL:</b>			<b>\$1,171,381.21</b>
<b>GRAND TOTAL:</b>			<b>\$1,630,094.95</b>