

CITY OF ST. FRANCIS  
ST. FRANCIS MN  
ANOKA COUNTY

CITY COUNCIL MINUTES  
AUGUST 20, 2018

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The regular City Council meeting was called to order at 6:10 pm by Mayor Steve Feldman.

2. ROLL CALL

Members present: Mayor Steve Feldman, Councilmember Rich Skordahl, Robert Bauer, Joe Muehlbauer

Members absent: Councilmember Jerry Tveit

Also present: Assistant City Attorney Dave Schaps, (Barna, Guzy & Steffen), City Engineer Craig Jochum (Hakanson Anderson), City Administrator, Joe Kohlmann, Community Development Director, Kate Thunstrom, Police Chief, Todd Schwieger, Fire Chief, Dave Schmidt, Public Works Director, Paul Teicher, Liquor Store Manager, John Schmidt & Acct Tech/Deputy Clerk, Lori Streich

3. APPROVAL OF AGENDA

MOTION TO APPROVE THE REGULAR CITY COUNCIL AGENDA BY MUEHLBAUER, SECONDED BY SKORDAHL; ALL IN FAVOR, MOTION CARRIED.

4. CONSENT AGENDA - *All matters listed within the Consent Agenda are considered routine items to be enacted upon by one motion by the City Council. Items on the Consent Agenda are reviewed in total by the City Council and may be approved through one motion with no further discussion by the Council. Any item may be removed by any Council Member, staff member or person from the public for separate consideration.*

A. City Council Minutes – August 6, 2018

B. Payment of Claims

MOTION TO APPROVE TONIGHT'S CONSENT AGENDA BY BAUER, SECONDED BY SKORDAHL; ALL IN FAVOR, MOTION CARRIED.

5. MEETING OPEN TO THE PUBLIC

NOTHING

6. SPECIAL BUSINESS

NOTHING

7. PUBLIC HEARINGS

NOTHING

8. OLD BUSINESS

NOTHING

9. NEW BUSINESS

- A. Accept and Award Bid for Mill and Overlay – Resolution 2018-28
- B. Emergency Generator for Well House
- C. Disposal of Bio Solids - WWTF
- D. Isanti 183 Acres Land Lease Discussion
- E. Meridian Behavioral Health - Development Agreement

Accept and award bid for mill and overlay-Resolution 2018-28

City Engineer Jochum explained that they have their bids as summarized in the memo. They are about 3% below the Engineer's estimate, and the low bidder was North Valley. The total bid is \$201,794.63. They recommend that the contract be considered to be awarded to North Valley in that amount and approval of Resolution 2018-28.

Muehlbauer asked if the valve box needed to be repaired.

Teicher said the work that would be done there is in our strategic planning. They have identified components of the water and wastewater system that do need to be addressed. These are four valve boxes that are a locking mechanism style and you can't get replacement parts for them, so if they were to fail in the future we would be cutting open a brand new road to make these repairs. This would come out of the water operation and maintenance budget.

MOTION TO ACCEPT AND AWARD BID FOR MILL AND OVERLAY-RESOLUTION 2018-28 TO NORTH VALLEY BY BAUER, SECONDED BY MUEHLBAUER; ALL IN FAVOR, MOTION CARRIED.

Emergency Generator for Well House

Teicher explained that in their packets for their consideration was the purchase of an emergency generator that would be placed at the well house to create some safeguards and make our system more flexible in the event of emergency. Right now we have one generator that we share between our well house and our sanitary sewer lift station. This would give us more flexibility. Initially they considered refurbishing a generator that existed at our old wastewater treatment plant because of its low hours. They've since discovered that useful life on generators is about 20 years, and this one is at 18. In doing some price comparison, they found that purchasing a new natural gas generator is a better, more feasible way to go.

Feldman agrees, especially when they had budgeted in Plan-it Software \$60,000, so that's good. He also likes that this company offers a 3 year warranty versus a 2 year warranty. If the expected life is 20 years and we are going on 18, putting any more money into it would be a waste of money.

Skordahl said it's a good idea and asked Teicher if the existing generator was diesel, rather than natural gas that they are requesting now.

Teicher answered yes, the existing generator from our old building is diesel.

Bauer said it's a savings all the way around. Starting out with a new generator, rather than refurbish an 18 year old generator only makes sense.

Muehlbauer agrees and thanked Teicher for coming in under budget.

**MOTION TO APPROVE THE PURCHASE OF AN EMERGENCY GENERATOR FOR THE WELL HOUSE BY MUEHLBAUER, SECONDED BY BAUER; ALL IN FAVOR, MOTION CARRIED.**

#### Disposal of Bio Solids-WWTF

Teicher explained the proposal to dewater our current inventory of biosolids and have it hauled to a landfill. They have been working with MPCA for a long term solution but unfortunately they haven't been able to permit any sites yet, and they are nearing capacity so they need to move some of those biosolids now. Teicher is hoping that close to the first of the year he would be bringing another proposal that would be a 6 year contract for land applying these biosolids in nearby farm fields. But for now our option is to land fill it, and we need to de-water prior to land filling. The total capacity of the tanks is 1.5 million gallons, and this is a yearly operation.

Feldman said that it sounds like we are in between a rock and a hard place because we have to do something now, but we will do something better in the future like use our 183 acres, or a site like that, to have it hauled to.

Teicher said they are considering using the 183 acres, but there are some question marks there like the fact that there are three wells on that site, and setbacks that we would need to be aware of.

Skordahl said that there's not much more to discuss on this. Teicher went out and got two competitive quotes, and we have to deal with it.

Bauer agreed with Skordahl that this is something that needs to get done. There may be a pond system freeing up on the east side of town that we could dump some of that stuff in there. He's not sure if that would be a possibility or not. If we move forward with Oak Grove and that system is basically dead, is that land useable for our biosolids. Then we could use and offer them a discount of \$284 per unit to drop our biosolids in there.

**MOTION FOR DISPOSAL OF BIOSOLIDS WITH FERGUS POWER PUMP BY SKORDAHL, SECONDED BY MUEHLBAUER; ALL IN FAVOR, MOTION CARRIED.**

#### Isanti 183 Acres Land Lease Discussion

Thunstrom explained that the 183 acre Isanti lease with our current tenant is up this year and to adequately prep that tenant, we need to make a decision on how the city plans to move forward. In 2016 we entered into a lease after an RFP process. Our current handling costs of taxes and insurance are \$9500 for 2018 and an appraisal was completed in 2016. To find new and updated value, we would need to have that updated as well. Thunstrom is requesting from Council to provide direction to staff if they would like staff to extend with the current lease tenant, complete a new bid process, market the property to sell, or a combination thereof.

Feldman said that he would like to maintain the lease on a year to year basis. The reason being is the possibility of the biosolids going there. Another reason is that there have been many discussions on doing something with renewable energy on that site to benefit the city but we need the flexibility in order to do that. He suggests keeping it on a year to year basis, and we definitely have to lease it for an amount that pays our overhead on it and not go in the hole to lease it out.

Muehlbauer said a combination of both would be nice. You can continue to lease it year to year, but throw out other options as well, like selling. Keep our options open.

Bauer said he remembers this lease and well repair and we are basically giving the lessee free water, which he was opposed to. The expense definitely needs to get us to zero dollars. The city shouldn't be putting out money that we are using land for lease without recouping our cost. He's for extending the lease year to year because there are a lot of uses for that land in the near future.

Skordahl said he would extend it another year. Staff has better things to do than put this on the market and go fishing for offers that probably aren't out there. He thinks they need to have a plan on what they think they want to do with this land once Teicher gets further down the road with researching for the license for the biosolids. Lease it for a year but don't wait until this time next year if we think we are going to do something different.

Feldman asked if there would be any clause in there that we would have to give the farmer ample time to get their crops out, if we decided to take it back?

Thunstrom answered that the lease actually goes to December 31st, so that allows him to get those crops out, however there is a prepping piece when they take them out to stage for the next year and to be courteous, we would not have him invest those expenses to do another round of crops if we are not going to lease it to him.

MOTION FOR ISANTI 183 ACRES LAND LEASE DISCUSSION ONE YEAR LEASE, YEAR TO YEAR BY SKORDAHL, SECONDED BY MUEHLBAUER; ALL IN FAVOR, MOTION CARRIED.

#### Meridian Behavioral Health Center – Development Agreement

Assistant City Attorney Schaps explained the development agreement with Meridian Behavioral Health. They received their conditional use permit in June and this is just a follow up on that and sending out the responsibilities and getting the proper escrows put in place. Meridian's Attorney did reach out late Friday evening with a couple of comments. The office of Barna, Guzy & Steffen reviewed them and viewed those changes as just terminology and basically cleaning up typos and things like that. They are recommending that City Council approve this, subject to the approval of the City Attorney as to form. They will clean up those little things. If it was anything substantial, they would not be having Council approve it tonight.

Thunstrom said that they have had conversations that they are working on their site plans for permits, so this is the step that they would need to take care of prior to those permits being released. They are looking to break ground this fall, if not with the full project, at least a grading permit.

MOTION TO APPROVE MERIDIAN BEHAVIORAL HEALTH CENTER – DEVELOPMENT AGREEMENT SUBJECT TO APPROVAL OF THE CITY ATTORNEY AS TO FORM BY MUEHLBAUER, SECONDED BY BAUER; ALL IN FAVOR, MOTION CARRIED.

#### 10. MEETING OPEN TO THE PUBLIC

Mike Rodger, 2770 232<sup>nd</sup> Lane – signed up for Nixle and got a text on Saturday stating there was an accident on 299th. It was cool to see the response from all the people that saw that.

Not only does it help the citizens, it also helps the officers and fire fighters to keep the people away from the scene. He thinks this is something that's going to really help the city a lot. Thank you for the Nixle.

Feldman said that there was a question brought up to him on the road closure. He understood it was two-fold. Removal of the person who was injured and then the removal of the vehicle itself so that's why it took a little longer to open up that road. Feldman is very happy to say that there are 327 people now signed up for Nixle. We made a mistake in the first year because we had a lot on our plate. We didn't have time to promote it properly and now we do.

## 11. REPORTS

A. Department Reports – Public Works

B. Councilmember Reports -

C. Upcoming Events –

Sept 3	Labor Day Holiday – City Offices Closed
Sept 4(Tues)	City Council Meeting @ ISD #15 Central Services Center 6 pm
Sept 17	City Council Meeting @ ISD #15 Central Services Center 6 pm
Sept 19	Planning Commission Meeting @ ISD #15 Central Services Center 7 pm

### Department Reports-Public Works

Teicher pointed out that in July they pumped quite a bit of water through our drinking water plant. Over 23 million gallons of water went through the plant that month. In the winter months it averages about 350,000 gallons a day. When you compare that to winter usage, you can see that's a lot more water that could be going on to people's lawns, watering gardens or washing cars. They also processed 132 locates that month, which means things are busy, Thunstrom is busy, so that's a good thing. Also, our parks were busy with over 20 activities going on in the parks. It's nice to see our parks are being used.

Feldman asked about the 52 meter reads and why those are happening. Is it because they cannot access the meter because there's a locked fence gate, or a dog?

Teicher explained that those cases would be in meter re-reads. The 52 meter reads is for our commercial and city meters that we read ourselves.

Feldman said to clarify on the meter re-reads, it could be a two-fold problem. Lack of access to the meter or a misread from the company OPUS. If you see an unusual charge or usage on your bill, call Darcy our Finance Director or Jen at Public Works. We are here to help. Don't get mad we will help you.

### Councilmember Reports

Skordahl said Night to Unite was a great improvement over last year. It was great getting us all back in the park again. It was a good night. Let's build on that. Regarding Nixle, he wanted to applaud staff on reporting when they were all done. That was nice. He feels this will be a very valuable tool and he's glad we did it.

Feldman stated that if you want to know who to thank for Nixle, Lori Roberts from the Police Department and Police Chief Todd Schwieger did a great job coordinating and taking the ball and running with it.

Bauer said that he stopped in to Night to Unite and it was a great event. He also said that anyone that knows him knows that he originally opposed Nixle due to the fact that we dropped the ball. But he signed up for it and really liked the text message about the road closures and just wants to make sure it stays up and running.

Bauer also mentioned that we only had one rag plugging our pumps this past month so it's getting better. Those are man hours and money wasted, so if it shouldn't go down, don't flush it.

Muehlbauer had a great time at Night to Unite and thanked all of the residents and staff for doing everything they did to put it together. He also thanked Kohlmann and Thunstrom for promoting Nixle. When that accident happened there were a lot of posts on the "What's going on in St. Francis" page, and he was able to let people know that they could be getting these updates. One resident even chimed in showing a screenshot of the text.

Feldman said that he agrees with Skordahl that it was so nice to see the road closing and then the message that now you can use the road instead of continuously rerouting yourself. He can't emphasize enough, if you have a concern, call us. Let us address your issue by researching, do our due diligence and give you an honest answer.

Nixle, as he mentioned before, might have been done wrong in the beginning, but as you may recall back then, there was a lot more on their plate with development and prioritization on other things that needed to get done, so it got lost by the wayside. Council is not perfect, we've made mistakes, but the key is to learn from them.

Last Thursday, Feldman said that he went through Aitkin and noticed that they had flowers in their round-about. His wife brought up a great idea about putting perennials in the roundabouts that come back each year. Aitkin did wood chips and perennials, it looked really nice and might be a good idea. We have some restrictions because we are dealing with the County but this is just another option. He would like to see the roundabouts dressed up.

Feldman reminded everyone to enjoy the Labor Day Holiday, be safe and careful. Tuesday, Sept 4<sup>th</sup> will be the next Council Meeting. Please make sure to read the newsletters. They are there to inform you of what's going on in the city. You will find out all the new development going on, when it's coming, and where it is. We also have our Facebook page and our new website, all there to communicate with you.

## 12. ADJOURNMENT

Mayor Steve Feldman adjourned the regular city council meeting at 6:46 pm.

Respectfully Submitted by:

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Lori Streich  
Acct Tech/Deputy Clerk