

WAITE PARK CITY COUNCIL REGULAR MEETING JANUARY 25, 2021

1. CALL TO ORDER

A meeting of the Waite Park City Council was held on Monday, January 25, 2021 beginning at 6:30 PM.

MEMBERS PRESENT

Members present were Mayor Miller, Councilmembers Linquist, Schmitt, Schulz, and Theisen

CITY REPRESENTATIVES PRESENT

City Representatives present or on the call were City Administrator Johnson, Deputy Clerk-Treasurer Virnig, Chief of Police Benrud, Public Works Director Schluenz, Planning and Community Development Director Noerenberg, Facilities Event Coordinator Lyon, City Attorney Storm, and SEH Engineer Halter

OTHERS PRESENT

None

2. PLEDGE OF ALLEGIANCE

3. PUBLIC INPUT

No public comment was given.

4. COUNCIL AGENDA

Member Theisen moved to approve the agenda as presented, seconded by Member Linquist. Motion carried unanimously.

5. CONSENT AGENDA

- 5.A. Approve 11-12-20 City Council Special Meeting Minutes
- 5.B. Approve 12-7-20 City Council Meeting Minutes
- 5.C. Approve 12-21-20 City Council Meeting Minutes
- 5.D. Approve Hiring Full-Time Police Officer
- 5.E. Approve Tri-County Humane Society Contract
- 5.F. Approve American Legion Liquor License Renewal
- 5.G. Approve LRIP Grant Resolution (**RESOLUTION 012521-01**)
- 5.H. Approve Loader Lease
- 5.I. Approve H.S.A. MOUs by Resolution for Maintenance Employees (**RESOLUTION 012521-05**)
- 5.J. Approve HSA MOUs by Resolution for Police Officer Bargaining Unit (**RESOLUTION 012521-06**)
- 5.K. Approve HSA MOUs by Resolution for Police Sergeant Bargaining Unit (**RESOLUTION 012521-07**)

Member Linquist stated he thought items 5.I. Approve H.S.A. MOUs by Resolution for Maintenance Employees, 5.J. Approve H.S.A. MOUs by Resolution for Police Officer Bargaining Unit, and 5.K. Approve H.S.A. MOUs by Resolution for Police Sergeant Bargaining Unit, were supposed to be three year agreements. City Administrator Johnson clarified by saying that H.S.A. MOUs have to approved every year because health care changes each year.

Member Theisen moved to approve the consent agenda as presented, seconded by Member Schulz. Motion carried unanimously.

6. REGULAR AGENDA ITEMS

6.A. FIRST AMENDEMENT TO DEVELOPMENT AGREEMENT – EXECUTIVE EXPRESS

City Staff, along with Larry Logeman of Executive Express, are requesting review and approval of a first amendment to development agreement regarding payment schedule of the previously approved TIF package for the property and project. Due to the schedule of the previously-completed work and the timing of the Assessor's office review of the property to determine valuation, the property has not been eligible for increment payment until now, while previous agreement anticipated earlier twice-annual increment payment dates. The proposed revisions would not change the overall approved payments but would only revise the schedule to start payments in March of 2021 and extend through February 2028. Staff is supportive of the request for first amendment to development agreement and has coordinated with Tammy Omdal with Northland Securities and Mary Ippel of Taft Law (formerly Briggs-Morgan) regarding the request and they have no concerns with it.

Member Schulz asked if there was any conflict with Groom occupying the building. Planning and Community Development Director Noerenberg explained there was a meeting and it was determined that there is no conflict. Mr. Logeman still owns the property that the TIF pertains to and Groom is not a party to the TIF agreement.

Member Schulz moved to approve as presented, seconded by Member Schmitt. Motion carried unanimously. **(RESOLUTION 012521-02)**

6.B. GRAFFITI REMOVAL AT THE LEDGE

Public Works Director Schluenz reminded Council that last year they received a quote for graffiti removal at The Ledge for about \$150,000. Jeff Reiter found a company that he knew. Facilities Event Coordinator Lyon met with the company on site and has since given the City a quote to remove all of the graffiti. Public Works Director Schluenz stated the quote they received was for the amount of \$9,250. He stated Facilities Event Coordinator Lyon had asked about only removing some of the graffiti and the company stated that would cost additional money and the time of a City employee to show them which ones to remove and which ones to keep.

Facilities Event Coordinator Lyon stated she recognized that the graffiti is historic. She stated that she has gone though the quarry twice to videotape the entire quarry and all of the graffiti. With the video, she stated she plans on doing a "history of The Ledge", which will be a feature at the site.

Mayor Miller and Member Theisen agreed they would like to see some of it stay, but for the amount of the proposed cost, they should just take it all off.

Member Theisen moved to approve removing graffiti by method of sandblasting from American Sandblasting Inc. for the proposed amount of \$9,250, seconded by Member Schmitt. Motion carried unanimously.

6.C. CONSIDER MAINTENANCE EMPLOYEE COLLECTIVE BARGAINING AGREEMENT

The City of Waite Park has reached a tentative agreement with the Teamsters #320 Maintenance Employee Collective Bargaining Unit. A copy of this Agreement was presented to the Council for review. The Agreement is a three-year agreement and includes the implementation of the City's pay plan for the positions within this bargaining unit.

Member Linquist asked if the Health Insurance cap was increased. City Administrator Johnson confirmed that it was increased by \$900 annually for the next three years.

Member Theisen moved to approve the Maintenance Employee Collective Bargaining Agreement as proposed, seconded by Member Schmitt. Motion carried unanimously **(RESOLUTION 012521-08)**

6.D. CONSIDER POLICE SERGEANTS COLLECTIVE BARGAINING AGREEMENT

The City of Waite Park has reached a tentative agreement with the LELS Police Sergeants Collective Bargaining Unit. A copy of this Agreement and a summary of the proposed changes was presented to Council for review. The Agreement is a three-year agreement and includes the implementation of the City's pay plan for the positions within this bargaining unit.

6.D. CONSIDER POLICE SERGEANT COLLECTIVE BARGAINING AGREEMENT

(Cont'd.)

Member Schulz moved to approve the Police Sergeant Collective Bargaining Agreement as proposed by Resolution 012521-09, seconded by Member Linquist. Motion carried unanimously **(RESOLUTION 012521-09)**

6.E. CONSIDER POLICE OFFICERS COLLECTIVE BARGAINING UNIT

The City of Waite Park has reached a tentative agreement with the Teamsters Police Office Collective Bargaining Unit. A copy of this Agreement and a summary of the proposed changes was presented to Council for their review. The Agreement is a three-year agreement and includes the implementation of the City's pay plan for the positions within this bargaining unit.

Member Theisen moved to approve the Police Officers Collective Bargaining Agreement as proposed by Resolution 012521-10. Motion seconded by Member Linquist. Motion carried unanimously. **(RESOLUTION 012521-10)**

6.F. CONSIDER RESOLUTION ON THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH SILVER LEAF

The City established Tax Increment Financing District No. 2-1 (the "TIF District") on May 4, 2015 to provide tax increment financing assistance to the construction of approximately 200 hotel rooms and meeting facility (the "Project"). The maximum duration of the TIF District is 20 years, the decertification date is December 31, 2036.

The City of Waite Park entered into a Development Agreement with Silver Leaf Group, LLC and Silver Leaf Lodging Group, LLC (the "Developer") as of February 1, 2016 (the "Agreement"). The Agreement provided terms for tax increment financing assistance to the Developer, among other items. The Agreement provided for execution of an Assessment Agreement to establish a minimum market value for the Project of \$12,125,000, which was approved by the Stearns County Assessor.

The City Council approved moving forward with reducing the minimum assessment back in November. The presented resolution requires approval for this to be completed.

Member Schulz moved to approve authorizing Execution of a Second Amendment to Development Agreement, First Amendment to Assessment Agreement and Collateral Assignment of TIF Note as presented. Motion seconded by Member Linquist. Motion carried unanimously. **(RESOLUTION 012521-03)**

6.G. CONSIDER RESOLUTION ON ADDITIONAL ½ PERCENT SALES TAX

The City Council has expressed an interest in seeking legislative approval to consider an addition of a one-half of one percent sales tax to allow the City to complete additional regional capital projects. In order to be considered for this, the City Council is required to approve a resolution and then will need to seek legislative approval before taking it to a referendum vote. Staff has been working with the City Council on identifying projects over the last several months.

City Administrator Johnson read aloud the capital improvement projects and the associated dollar amounts that was provided to Council by resolution. She also explained that if approved by legislation, it would be put on a referendum for the voters of whom could approve all, none, or some of the projects, which would be required to be done in a General Election.

Member Linquist moved to approve the proposed resolution as presented. Motion seconded by Member Theisen. Motion carried unanimously. **(RESOLUTION 012521-04)**

7. COUNCIL/MAYOR

7.A. REVIEW AND APPROVE BILLS

Member Linquist moved to approve the 12-18-20 to 1-14-21 bills as presented, seconded by Member Theisen. Motion carried unanimously.

8. ADMINISTRATOR UPDATE

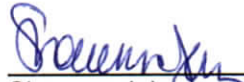
City Administrator Johnson stated the Coalition of Great MN Cities Lobbying Day is coming up this week and will be all virtual and that she had sent the link to all the Council Members.

ADJOURNMENT

Mayor Miller declared the meeting adjourned at 6:50 pm.



Richard E. Miller
Mayor



Shaunna Johnson
City Administrator