

**CITY OF HANOVER
CITY COUNCIL MEETING
OCTOBER 3, 2017 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance:

Mayor Chris Kauffman called the regular meeting of Tuesday, October 3rd, 2017 to order at 7:00 p.m. Present were Mayor Chris Kauffman, Councilors Doug Hammerseng, Ken Warpula, Jim Zajicek and MaryAnn Hallstein. Also present were City Administrator Brian Hagen, Accountant / Deputy Clerk Jackie Heinz, City Attorney Jay Squires, City Planner Cindy Nash, City Engineer Justin Messner and Public Works Supervisor Jason Doboszanski. Guests included Doug Voerding from the Wright County Journal Press, Wayne Elam, Mary Coons, Carol Dixon, Tim Zimmerman, Joe Kaul, Doug Cummings, Vonnie Waters, Ted Giese, Chris Peterson, Judi and Eric Rovang, Wright County Sheriff and others.

Approval of Agenda:

MOTION by Warpula to approve the agenda, seconded by Zajicek. **Motion carried unanimously.**

Consent Agenda:

MOTION by Hammerseng to approve the consent agenda, seconded by Warpula.

Consent Agenda Items:

- a. **Approve Minutes of September 19, 2017 City Council Meeting**
- b. **Approve Minutes of September 25, 2017 Special City Council Meeting**
- c. **Approve Minutes of September 25, 2017 Joint City Council/Planning Commission Meeting**
- d. **Approve Claims as Presented:**

➤ Claims	\$ 361,508.18
➤ Payroll	\$ 9,001.69
➤ P/R taxes & Exp	\$ 3,377.34
➤ Other Claims	<u>\$ 2,310.52</u>
➤ Total Claims	<u>\$ 376,197.73</u>
- e. **Res No 10-03-17-100 – Approving Trade of Bobcat Skid Loader**
- f. **Res No 10-03-17-101 – Approving Soils Pay Voucher Final**
- g. **Res No 10-03-17-102 – Approving Temporary Snow Plow Driver**

Motion carried unanimously.

Citizen's Forum:

2017 Storm Water Pollution Prevention Plan Review by Paul Johnson

Paul Johnson, MS4 Administrator with WSB, presented a slideshow describing MS4, its' 2017 activities, the 6 minimum control measures to an MS4 permit, the MS4 checklist and the future of MS4. This is the first year of the annual public meeting for Hanover.

Hammerseng inquired if the data in the City's new SWAMP web application is preloaded into the system. Justin stated yes, the program is linked to GIS and will utilize existing information making the program ready for notes and reporting. Jeff Grupp asked to have the PowerPoint presentation available on the city website for residents.

Public Hearings:

None

Unfinished Business:

Hanover Zion United Methodist Church

Joe Kaul, President of the Hanover Historical Society, read a letter asking for the councils' cooperation with the Hanover Zion United Methodist Church.

Mary Coons, Secretary of the Hanover Historical Society stated there are few historical buildings remaining in Hanover. The Historical Society is run with volunteer hours, revenue comes from member dues and the car show. It makes economic sense for the City to own the Methodist Church and the Historical Society to curate it.

Tim Zimmerman stated he loves the history of Hanover. He asked which council members lived in Hanover before 1984, - none did, and which council members lived in Hanover before 2002 – 3 did. In 1993-1994 the council voted 2-3 to remove the historic bridge. The City then began setting aside money for bridge renovation.

Hagen explained the Historical Society is looking for a show of support or non-support from the City to obtain ownership of the Church. Council members have shown support to take ownership of the cemetery in the past. Hallstein inquired about the Church being ADA compliant. Hagen stated if the City becomes responsible for the Church, it must be ADA compliant for use as a public building, not sure of the requirements if owned by the Historical Society.

Kauffman stated based on the 125th Anniversary celebration receiving no fundraising help from the Historical Society he is in favor of ownership of the cemetery, not the building. Warpula inquired if the Historical Society has talked to the Lions club and other organizations. Kaul stated yes they have, this component needs to be figured out first before proceeding.

Hallstein asked if all community groups have access to the city hall and if there are conflicts in scheduling. Hagen stated organizations are exempt from hall rental fees and all hold their meetings here. A conflict arises due to a change in a meeting date. Organizations have first right for hall use, there are currently no conflicts. Hagen further stated the Historical Society is allowed to store some of their artifacts at City Hall.

Kaul stated the Historical Society wasn't asked to fundraise for the 125th Anniversary celebration. Kauffman stated there was an expectation to raise money and the City would help if needed. Hallstein inquired what the regular fundraising events are. Kaul stated the Ice Cream Social and Car Show. They are committed to fundraising as much as possible to make it work.

Hammerseng stated not a lot of progress has been made. The documentation shows a large amount to become compliant. Hammerseng stated he is in support of the cemetery. He asked if the property has been identified as a historical landmark with the registry. Kaul stated the state historical society has been contacted. Coons explained they need three bids from architectural historians to render an evaluation, the forms are sent to the state historical society. If the state thinks there's a good shot, a grant writer would be hired, the grant would be sent to DC to see if it qualifies for the registry. Kauffman asked what the advantage of being on the registry is. Coons stated the building cannot be destroyed and would be eligible to receive funds.

Warpula left the meeting at 8:00 pm

Zajicek stated the bathroom remodel estimate appeared inaccurate. Would like to see an itemized breakdown for the repairs being quoted.

Council consensus was the City obtain ownership of the cemetery, but not the building portion of the property.

Res No 10-01-17-103 – Approving Residential Property Lease Agreement

Hagen stated the lease agreement has been reviewed and edited by Jay. Fees stated are a \$200 pet deposit, \$800 damage deposit and rent of \$800 / month where the City is the landlord and would provide

maintenance. Currently have a renter that would begin in November. The EDA plans for the property to be a parking lot in the future. Kauffman stated he would like to see a spreadsheet with a cost / benefit analysis.

Hallstein stated the EDA is exploring funding options for a parking lot, a chip seal is possible.

Zajicek asked why put money into a building that will later be torn down. Hallstein stated having a renter is a way to neutralize the costs. Hagen explained the property was paid for in cash, insurance is covered through the League, current expenses are property taxes and utilities. The EDA currently doesn't have money to tear down the building or construct a parking lot. This is a low liability property and rent would help offset costs. Hagen stated that an option to fund a parking lot now would be for the City to loan the money to the EDA. Hallstein stated to construct a 27 stall parking lot would cost \$99,696.65.

Kauffman left the meeting at 8:16 pm.

Council questioned what type of surface would be utilized for the parking lot. Hagen stated our ordinance requires a dustless surface. Messner explained the intent of the ordinance it to draw a fine line, material will migrate into the streets if it is of a crushed rock material.

MOTION by Zajicek to table Res No 10-01-17-103 indefinitely, seconded by Hallstein. **Motion carried unanimously.**

New Business:

GP Welding CUP

Nash explained Comfort Matters previously operated from the building, GP Welding is requesting a CUP to allow welding and fabrication as a light industrial use. Scrap material would be stored in back of the building, two business trailers and three customer trailers parked outside. There are no changes to the exterior structure, it is recommended there be conditions for noise and odor and to operate with the doors closed. Planning Commission recommended approval 4-1 subject to conditions as provided in the packet.

Zajicek stated the business is more suitable for an industrial park due to the noise, open doors and outside storage. The metal bin will be noisy for residents. A CUP will continue with the land, not sure City wants to give that up.

Hallstein stated it's unfortunate the building is placed where it is. If GP Welding were to sell the building, the next owner may not be as good of a steward.

Giese stated the building was built for welding. Cummings stated at the time he operated from the building there were 4 welders working at 1 time, Giese will only have 1 working.

Giese asked if a condition regarding the CUP could be written in for if the property was sold. Hammerseng stated his concern is it's the wrong place, doesn't fit the comp plan or the future of downtown. Other businesses haven't followed their CUP. Giese asked what is the vision for the building. Hammerseng stated distribution or retail.

November 7, 2017 Meeting Change

Hagen stated Tuesday November 7th is election day, therefore no public meetings can be held until 8:00 pm or later. Friday November 10th is recognized by the City as Veteran's Day and no public meeting can be held. Hagen suggested moving the meeting to Wednesday November 8th at 7:00 pm.

MOTION by Hallstein to approve moving the council meeting to Wednesday, November 8th at 7:00 pm, seconded by Zajicek. **Motion carried unanimously.**

Water Tower Painting

Hagen explained the cities of St. Michael and Albertville are proposing to paint the water tower near the school with the cities names and “Home of the Knights.” There is no cost to the city of Hanover for the painting, a consensus of support is requested.

MOTION by Hallstein to approve support of water tower painting, seconded by Zajicek. **Motion carried unanimously.**

Reports

Doboszenski

- Attended MS4 meeting
- Getting ready to shut down the parks, irrigation blow outs
- Concrete still scheduled for this year for playground

Justin

- Crow River Heights West 3rd Addition – utilities are in, working on roadway, curbing next week, 4 home sites have access

Cindy

- Ordinances which need to be updated. For example, the cities shoreland ordinance is more restrictive than the state. Recommendations will go to planning commission first.

Hallstein

- Update project pages on the website

Zajicek

- The Park Board is considering a winter skating event. Asked if Park Board could keep any unused money from their budget at the end of the year. Hagen responded any excess goes to capital projects, the preliminary budget for 2018 is set.

Hammerseng

- Lions club sign at County Road 19 and River Road intersection is rough and not presentable.

Heinz

- Attended the MNGFOA conference last week, sessions were educational and did a lot of networking
- In 2016 the Bike Rodeo was held at the park. In 2017 the Bike Rodeo was held at the school due to scheduling conflicts, cost was \$20.00. Is this something we want to continue with. Council stated yes.
- Park Board is thinking of adding a winter skating event and a spring open house event.
- Marc Mattice from Wright County will be attending the October 24th Park Board meeting to discuss Riverside Park.

Hagen

- Public Works Building – identifying details, crane system. Costs are looking favorable, there was approximately \$17k in savings in soil corrections. Try to implement a JIB crane, cost is approximately \$35k when all said and done. Has a three Ton hoist capacity, rotates 365 degrees, move engines, plow blades and other items, more OSHA compliant.
- Jim Stewart – Asphalt is in, needs to move the fuel barrels and bury the power lines.

Adjournment

MOTION by Hallstein to adjourn at 9:12 p.m., seconded by Zajicek. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator