

KASSON CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, June 8, 2022

6:00 PM

Pursuant to due call and notice thereof, a regular City Council meeting was held at City Hall on the 8th day of June, 2022 at 6:00 PM.

THE FOLLOWING MEMBERS WERE PRESENT: Burton, Christensen, Egger, Ferris and McKern

THE FOLLOWING MEMBERS WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Timothy Ibsch, City Clerk Linda Rappe, Police Chief Josh Hanson, Finance Director Nancy Zaworski, Dave Dubbels, Paul Johnson, Tim O'Marro, Matt Durand, Megan Carr of Sand Development and Emily Kurash Casey - Rethos

PLEDGE OF ALLIANCE

APPROVE AGENDA

Add A.2.d 2012A Bond Resolution

Add: B.1 RETHOS Discussion and Review and moved to the end of the meeting.

Motion to Approve the Agenda as amended made by Councilperson Christensen, second by Councilperson Egger with All Voting Aye

CONSENT AGENDA

Minutes from May 25, 2022

Claims processed after the May 25, 2022 regular meeting, as audited for payment in the amount of \$500,478.07

Conferences:

Linda Rappe

MCFOA Advanced Academy

New Ulm Sept 15-16 \$140

Resolution for 2012A Bond

Resolution #6.1-22

Resolution Providing for the Redemption and Prepayment of the General Obligation Street Reconstruction and Utility Revenue Bonds, Series 2012A

(on file)

Motion to Approve the Consent Agenda made by Councilperson Burton, second by Councilperson Ferris with All Voting Aye.

VISITORS TO THE COUNCIL

RETHOS Discussion and Review – this was moved to the end of the meeting. Emily Kurash Casey, Community Program Director at RETHOS. They are a coordinating entity for the Main Street Program in Minnesota. They are doing three downtown assessments in southern Minnesota, there were 14 apps and we were one of the selected.

MAYOR'S REPORT

Application for Planning Commission – The Mayor made the recommendation to appoint Paul Johnson to the Planning Commission and thanked Sheldon Torkelson for his years of service on the Planning Commission.

Motion by Councilperson Ferris, second by Councilperson Christensen with All Voting Aye.

PUBLIC FORUM

PUBLIC HEARING

COMMITTEE REPORTS

OLD BUSINESS

Water Tower Place TIF – Administrator Ibisch stated that this is the development that will happen in the old elementary school. Matt Durand was representing Paul Warschauer stated that there will be about 31 senior apartments, 5 studio and 15 one bed and balance 2 beds. They are looking at over \$9M in costs and are trying for tax credits to make this work. Councilperson Ferris is concerned that Mr. Warschauer will sell off this project and the buyers will alter the concept. Mr. Durand stated that it is not uncommon for developers to come up with a master plan and then sell it off. Councilperson Ferris wants to be assured that what is proposed is what is finished. Mr. Durand stated that they are currently working on a master plan in Owatonna and then they find players who are interested in other parts of it. Councilperson Ferris is concerned that there could be a higher density than 31 apartments and the on street parking could be an issue and that the end use is what is proposed. Administrator Ibisch stated that the EDA has the same concerns and suggested that the TIF agreement would have a caveat in it that this would finish being what it started out as. Mr. Durand stated that he understands that the tax credits are included in the bonding bill at the State. Tax credits are a big part of this project but if they don't get them they are still hopeful on moving forward. EDA is concerned with preserving the residential character of the neighborhood. The sale is still pending. The Mayor recommended that the Council take the EDA's recommendation with the stipulations of the density stays at 31 units and as senior housing, and the end date of February 23, 2023 or they will have to come back and reapply. **Motion by to move forward with the stipulations as stated made by Councilperson Egler, second by Councilperson Christensen with All Voting Aye.**

Access Development TIF – Administrator Ibisch stated the EDA reviewed this also. This is a housing TIF, they are requesting a request letter and resolution. Megan Carr this is for low income tax credits. This project will compete with some of the other larger cities in the area. Councilperson Ferris stated that the City has had groups try to get tax credits and did not get them. Sand Development did not get tax credits last year and they were told that they had to have four homeless apartments and work with a service provider to make sure that they are successful. There would be 5 units will be for disabilities, physical or mental. They are also working with SEMMCHRA for housing assistance.

Motion to Approve the Letter of Support from the Mayor made by Councilperson Burton, second by Councilperson Egler with All Voting Aye.

Motion to Approve the Resolution Supporting Tax Increment Financing Assistance for A Multi-Family Housing Project with a sunset of February 28, 2023 made by Councilperson Christensen, second by Councilperson Egler with All Voting Aye.

Resolution #6.2-22

***Resolution Supporting Tax Increment Financing Assistance for a Multi-Family Housing Project
(on file)***

Dodge County Housing Study – Administrator Ibisch stated that this is information and quite a lengthy document.

Meter Pulling Policy – Administrator Ibisch stated that the Finance Director ran the costs for this and with the union contracts the cost should be \$200 for reconnect. We would require the homeowner to have the receipt

in hand. This would be a very small number of people utilizing this. We recommend with the staff changes that this be approved. Staff will add this to the fee schedule and bring back to next meeting for approval.

NEW BUSINESS

Small Cities Development Program – SEMMCHRA is asking that the grant program be extended to September of 2023. **Motion to Approve made by Councilperson Burton, second by Councilperson Ferris with All Voting Aye.**

ADMINISTRATOR'S REPORT

Report - Administrator Ibisch went through his report. Planning and Zoning will be holding the public hearings on Monday, June 13. This is for the first phase of the Vail property development only. Ibisch stated that we are aware of the situation with the school and SRO. The SEMLM Meeting is in Blooming Prairie June 29. Ibisch stated that the LMC Conference is also in June in case any Councilmembers are interested in going to either or both.

ENGINEER'S REPORT

Vail Subdivision – Engineer Theobald stated that there is a very short timeline and the public hearings will be Monday night at planning commission so we would like to go out for bids so that we can keep this going. If the planning commission recommends approval this this will come to the June 22 City Council meeting for approval.

Ad for Bids - Motion to Approve the Plan and Specifications and go out for bid on July 7 made by Mayor McKern, second by Councilperson Egger with all voting Aye.

Resolution #6.3-22

Resolution Approving Plans and Specifications and Ordering Advertisement for Bids (on file)

PERSONNEL

Promote Police Officer Zach Kasper to Fulltime and a Step increase to Grade 10 Step 2 \$29.47 **Motion to Approve made by Councilperson Burton, second by Councilperson Ferris with All Voting Aye.**

ATTORNEY

CORRESPONDENCE

Correspondence was reviewed

ADJOURN 7:20PM Motion to Adjourn made by Councilperson Egger, second by Councilperson Christensen with all Voting Aye to Adjourn.

ATTEST:

Linda Rappe, City Clerk

Chris McKern, Mayor