

REGULAR CITY COUNCIL MEETING

January 12th, 2021

Pursuant to due call and notice thereof a regular meeting was duly held at City Hall at 7:00 PM on the 12th day of January 2021.

Council present: Michael Cherney, Paul Kirtz, Ella Noterman, and Karen Ruechel.

Council absent: Brian Anderson.

Assistant Mayor Paul Kirtz presided over the meeting.

Agenda:

Motion made by Ella Noterman, seconded by Michael Cherney, to approve the City Council meeting agenda. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

North Side Park 2nd Addition Preliminary Plat Public Hearing:

The public hearing to review the preliminary plat of North Side Park 2nd Addition, provided by Zillgitt Civil Engineering, was opened at 7:00 PM

Mike Zillgitt, the engineer, brought in preliminary plans and plats of the North Side Park 2nd Addition. Some of the key points Mr. Zillgitt spoke about included:

Plat Name: North Side Park 2nd Addition

Earthwork #1: Earthwork for the site is currently balanced as designed. This includes the stockpile of dirt sitting onsite, so from this point forward, we will want to keep the entire stockpile for this project.

Earthwork #2: The current balance assumes approximately 6 to 10 of the lots will have houses with basements. Depending on the specific building types that go in, individual lot owners may need to import fill for houses that will not have basements. Mike also estimated that with the current grading plan houses will sit 2 feet higher in elevation than the lowest spot on Co Rd 7, which alleviates any flooding issues in the addition.

Storm Sewer #1: We're proposing installing storm sewer and catch basins that are not necessary now, but they will be when curb and pavement are constructed. The purpose for installing them now is to avoid digging trenches across a well compacted roadbed in the future. Putting this storm sewer in now will reduce (if not eliminate) any dips or bumps in the future pavement above storm sewer pipes.

Storm Sewer #2: Rather than installing storm sewer the entire length from the new street intersection to the ponding area, I'm proposing open ditches to convey stormwater along the north side of Lincoln St. then along the east side of the county housing to the ponding area. This eliminates about \$35k to \$40k of storm sewer pipe. Additionally, this helps balance our earthwork.

Stormwater Ponding: The ponding area will consist of two functions: 1) the filtration basin which will meet State pollutant treatment requirements, and 2) the larger "Outlot A" area which will provide rate control such that runoff rates from the new development will be less than or

equal to existing runoff rates. The filtration basin is sized for the current development and can be expanded in the future. The rate control ponding area is large enough to accommodate both the current and future development. The filtration basin will pond water temporarily and empty through a drain tile within a day or two. There will be no permanent water storage.

Drain Tile: We are proposing new drain tile for two purposes: 1) to intercept and re-route the existing drain tile system, and 2) along each side of the new roads to drain roadbeds plus provide connection for basement sump pumps. The installation of new drain tile will increase the overall cost of the project by about \$30K to \$40K

Watermain Hook-up: Talked about hooking up watermain on 4th St to loop the water services, and getting rid of previous dead ends. There was a slight issue about where the hook-up should begin on 4th St, which would in turn increase the cost of the overall project.

Assistant mayor Paul Kirtz adjourned the public hearing at 7:11 PM

Public Hearing to Vacate Streets:

The public hearing to vacate streets within the area where construction will take place on the North Side Park 2nd Addition was opened at 7:12 PM

Streets and or portions of streets to be vacated included:

All that part of the Krebsbach Avenue, lying between the east and west block line extensions of Blocks 3 and 4 of North Side Park Addition to Adams, Minnesota.

All that part of Third Street, lying west and adjacent to Lots 20 to 30, inclusive, in Block 3, and that part lying west and adjacent to Lots 22 to 42, inclusive, in Block 4 and also that part lying west of the southerly extension of the west block line of Block 4 to the northwest corner of Block 3, of North Side Park Addition to Adams, Minnesota.

One resident who attended the public hearing asked why Krebsbach Avenue would not be vacated all the way to 1st St NW. Mike Zillgitt answered the question by explaining since the area East of the North Side Park 2nd Addition had not been platted yet it was not necessary to vacate the street any further.

Assistant mayor Paul Kirtz adjourned the public hearing at 7:17 PM

Resolution No 01-2021:

RESOLUTION NO. 01-2021

**A RESOLUTION VACATING
[A PORTION OF KREBSBACH AVE AND A PORTION OF 3RD ST]
BETWEEN
4th ST NW AND 1st ST NW and LEWISON ST AND 150TH ST.**

All that part of the Krebsbach Avenue, lying between the east and west block line extensions of Blocks 3 and 4 of North Side Park Addition to Adams, Minnesota.

All that part of Third Street, lying west and adjacent to Lots 20 to 30, inclusive, in Block 3, and that part lying west and adjacent to Lots 22 to 42, inclusive, in Block 4 and also that part lying west of the southerly extension of the west block line of Block 4 to the northwest corner of Block 3, of North Side Park Addition to Adams, Minnesota.

and setting a public hearing to consider the vacation of such street; and

WHEREAS, a public hearing to consider the vacation of such streets was held on the 12th day of January, 2021, before the City Council at Adams City Hall located at 303 West Main Street at 7:00 p.m. after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City Clerk on the 31st day of December, 2020 and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest because

The City of Adams will be utilizing the area to build a subdivision to promote growth of the city.

And WHEREAS, four-fifths of all members of the City Council concur in this resolution;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ADAMS, MINNESOTA AS FOLLOWS:

That such petition for vacation is hereby granted and the (portion of) streets described as follows is hereby vacated:

All that part of the Krebsbach Avenue, lying between the east and west block line extensions of Blocks 3 and 4 of North Side Park Addition to Adams, Minnesota.

All that part of Third Street, lying west and adjacent to Lots 20 to 30, inclusive, in Block 3, and that part lying west and adjacent to Lots 22 to 42, inclusive, in Block 4 and also that part lying west of the southerly extension of the west block line of Block 4 to the northwest corner of Block 3, of North Side Park Addition to Adams, Minnesota.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

Passed by the City Council of Adams, Minnesota this 12th day of January, 2021.

Motion made by Michael Cherney, seconded by Karen Ruechel to approve Resolution No. 21-2021 to vacate streets or portions of streets within the North Side Park 2nd Addition. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Approval of Minutes:

Motion made by Karen Ruechel, seconded by Ella Noterman, to approve the December 22nd, 2020 meeting minutes as presented. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Approval of December Timecards:

Motion made by Ella Noterman, seconded by Michael Cherney, to approve the December timecards. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Old Business:

The council discussed a quote of \$1,950.00 from Schmitz Electric to install 2 - 56" commercial ceiling fans in the Emergency Services Building to move the heat and air around the building better.

Motion made by Michael Cherney, seconded by Ella Noterman, to approve the quote of \$1950.00 to install ceiling fans in the Emergency Services Building. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

The council also discussed the need of moving forward with the purchase of land directly East of City Hall to build a Veteran's Memorial. All parties need to come together to finalize the land purchase.

Police Report:

No news to report.

Fire Department Report:

No news to report.

Maintenance Department Report:

The maintenance department has been working on removing trees on the South side of the treatment plant and removing dead trees and trees that pose a hazard within the park. The maintenance crew is also finishing up the manhole inventory that they have been working on for the past couple weeks. Maintenance reports that snow removal is going well with the part-time helper. Maintenance has also been busy cleaning out sewer mains and rebuilding pumps.

Approval of Bills:

The bills payable for December were reviewed by the City Council.

Motion made by Karen Ruechel, seconded by Ella Noterman, to approve payment of the bills as presented. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Financial Report:

The city clerk presented the November 30th, 2020 financial statements.

Motion made by Michael Cherney, seconded by Karen Ruechel, to approve the financial statement as presented. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Prairie Visions Report:

No new business to report.

Adams Health Care Center:

The City of Adams closed out its checking account with the Adams Health Care Center. The city moved the remaining funds of \$239,589.51 from the AHCC checking account to the General Fund.

Rebel Nation Sign:

The Rebel Nation Board would like to put a sign up approximately 24” x 18” with fence posts or similar brackets just S/SE of the Emergency Services Building on the East side of town. The agenda item was tabled until the 1/26/2021 meeting because the picture sent for the council to view was not able to open.

Clifton Larson Allen LLP Audit:

Clifton Larsen Allen LLP sent out their annual audit engagement letter specifying their services, objectives, responsibilities, procedures and fees for the upcoming audit with the City of Adams. The audit is projected to cost \$11,760.00.

Motion made by Ella Noterman, seconded by Karen Ruechel, to approve Clifton Larsen Allen LLP to conduct an audit for the City of Adams at the cost of \$11,760.00. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Rent Credit Tax Forms:

The council decided to hire Sue Amick to prepare and send out the necessary Rent Credit Tax Forms to the nursing home residents whom require them.

Meter Replacement Fee Concerns / Utility Billing:

A resident had a concern with the meter replacement fee that they had been paying for several years. The meter replacement fee is \$3.00 per month or \$9.00 per quarterly bill or \$36.00 per year. The fee was established to help pay for new meters when they were needed. The life/warranty of a water meter lasts approximately 10 years, and a new water meter cost \$350.00. So you are paying \$360.00 in 10 years, the average life of a water meter, for your meter replacement fee which just covers the \$350.00 cost of a new meter. Meaning the Water Meter Replacement Fee will never come off your bill, it will just be adjusted as the price of water meters keep increasing.

No further business.

Motion made by Ella Noterman, seconded by Michael Cherney, to adjourn at 8:00 PM. Votes in favor: Paul Kirtz, Ella Noterman, Michael Cherney and Karen Ruechel. Votes against: None Motion carried.

Jake Goodale

Clerk/ Treasurer