CITY OF PELICAN RAPIDS COUNCIL MEETING MINUTES-03-12-07

The City Council of Pelican Rapids met in regular session at 5:30 p.m., Monday, 03-12-07, in Council Chambers, City Hall. Mayor Wayne Runningen, Council Members Ben Woessner, John E. Waller, III and David Gottenborg were present. Council Member Richard Peterson was absent. Administrator Don Solga, Clerk-Treasurer Glenys Ehlert, Police Chief Scott Fox, Street and Park Superintendent Brian Olson, Utilities Superintendent Brent E. Frazier, Library Director Annie Wrigg, Jeff Nuytten and Larry Gorden of Jennie O and Don Cole of West Central Turkeys, Janet Lindberg and Lynn Stadum were also present.

Meeting called to order by Mayor Runningen.

The following items were added and deleted from the agenda: 20. West Central Minnesota Housing Project was added and Item 13. OTC Highway Bridge Improvement Plan was deleted.

Police Chief Scott Fox presented his report.

Utilities Superintendent Brent E. Frazier presented his report. He reported that Well No. 12, drilled in 1978, has been treated 11 times and the efficiency is decreasing. It was rehabbed in 2003 and again in 2005. Thein Well Co. has been contacted about drilling a replacement well alongside the well house so the controls can be utilized. The cost for the well alone is approximately $70,000. Administrator Don Solga reported that Well No. 15 will be drilled in May or June. This date does not include the transmission lines or a well house. There is a great deal of urgency to getting these wells on line. City Council agreed to Administrator Solga's recommendation that a letter be sent to the Minnesota Pollution Control Agency stressing the urgent need to secure a well as soon as possible.

Mayor Runningen explained that Representative Bud Nornes, House File No. 1766, and Senator Dan Skogen, Senate File No. 1744, have submitted legislation to secure the opportunity for the City of Pelican Rapids to purchase the equipment for the wastewater facilities improvement without paying sales tax. Motion by Gottenborg, seconded by Waller to submit a resolution supporting this legislation. Motion passed unanimously.

Street and Park Superintendent Brian Olson reported on his department's activities. He presented a sign that demonstrates that the steps are slippery when wet for placement by the dam. Motion by Woessner, seconded by Waller to accept the Park Board's recommendation to purchase a slippery when wet sign for the steps by the Pelican. Motion passed unanimously.

Olson said he'd like Council to review the 3rd Ave. NE from 1st St. St. NE, four and a half blocks for reconstruction. Mayor Runningen thanked Superintendent Olson and his department for their work on the streets. He said he's heard a lot of good comments about the snow removal on the streets and alleys.

Library Director Annie Wrigg reported on the Library. She said they are reviewing computer use and possibly adding two computers for 15 minute segments and changing the policy to permit one hour of use on the other computers.

Liquor Store Manager Bob Leslie presented a sales report on the liquor store.

Motion by Waller, seconded by Woessner to approve the minutes of 02-12-07 as presented. Motion passed unanimously.

Motion by Gottenborg, seconded by Waller to approve the Accounts Payable Listing of 03-12-07 as presented. Motion passed unanimously.

Clerk-Treasurer Glenys Ehlert presented the 02-28-07 financial reports, including funding used to date on the proposed Fire Hall project.

Motion by Waller, seconded by Woessner to approve the application of Allen Stadum of Stadum Plumbing & Gravel to be included on the Plumber's Registration List. Motion passed unanimously.

Mayor Runningen opened the public hearing on the Business Subsidy request from Jennie O/WCT, LLC, at 6:00 p.m. Administrator Don Solga reviewed the plans submitted by Jennie O/WCT, LLC, for a 107,000 sq. ft. addition dealing with further processed products. The plant is committing to 75 jobs although they expect to add 100 jobs eventually. West Central Turkeys, LLC (WCT) general manager Don Cole presented a preliminary drawing of the addition. Vice President of Operations Jeff Nuytten of Jennie O Turkey Store said the future looks good for expanding the value added products. The project is a minimum of $35 million for building and equipment.

Administrator Don Solga reviewed the criteria of the subsidy agreement. Jennie O/WCT is a non-retail, non-commercial trade or business.

Jennie O/WCT, LLC plan to begin construction in spring, 2007 and begin operations in summer, 2008. Vice President Jeff Nuytten said he expects they will add 10 to 15 management positions several weeks ahead of the general operations.

Council Member Woessner asked why the people in Pelican Rapids cannot buy the products produced by WCT. Jeff Nuytten said he would check with marketing and ask why this is the case. Don Cole said he has talked to Larry's Super Market and the problem is due to the distributors.

Mayor Runningen asked if there were any other comments for the hearing. There were no further comments. Motion by Waller, seconded by Gottenborg to close the hearing. Motion passed unanimously.

Motion by Waller, seconded by Woessner to approve the Business Subsidy Agreement between the City of Pelican Rapids and West Central Turkeys, LLC, a subsidiary of Jennie-O Turkey Store, Inc. Motion passed unanimously.

Jeff Nuytten and Don Cole thanked Don Solga for his work on this agreement.

Motion by Waller, seconded by Gottenborg to approve the 2007 Ambulance Contract with Ringdahl Ambulance Service and approve payment of $29,675 for 2007. Motion passed unanimously.

Administrator Solga reviewed the Planning Commission report and their consideration of the plans of Park Region Cooperative to participate in a tax increment financing district, TIF 7, to develop a gas station, a convenience store and fast food restaurant at 120 N. Broadway. Motion by Woessner, seconded by Gottenborg to accept the Planning Commission's resolution entitled, **RESOLUTION OF THE PELICAN RAPIDS PLANNING COMMISSION FINDING THE PROPOSAL TO ESTABLISH TAX INCREMENT FINANCING DISTRICT NO. 7 "C-STORE", LOCATED WITHIN MUNICIPAL DEVELOPMENT DISTRICT NO. 2 AND PROPOSAL FOR APPROVAL AND ADOPTION OF THE TAX INCREMENT FINANCING PLAN RELATING THERETO TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN FOR THE CITY.** Motion passed unanimously and resolution declared duly adopted.

Administrator Solga reviewed the Planning Commission's recommendation regarding an amendment to the Zoning Ordinance that zoning of newly annexed property will be determined by the Planning Commission to be appropriate to adjacent property at time of annexation. Council directed that the ordinance amendment be prepared and brought back for their action.

Janet Lindberg, an Otter Tail County Health Department employee, community member and Community Health Coalition committee member, was present to discuss the Coalition and Fit City Program. Administrator Don Solga is also a member of the Coalition and he explained the criteria to become a Fit City. The City of Pelican Rapids will need to add a worksite wellness (active living) policy for city employees. He reviewed a resolution for Council's consideration. Lindberg reviewed the "Biggest Mover" Fitness Challenge. Motion by Waller, seconded by Gottenborg to introduce the following written resolution, entitled **RESOLUTION AFFIRMING ACTIVITY-FRIENDLY COMMITMENTS.** (A complete text is part of permanent public record in the city clerk's office.) Motion passed unanimously and resolution declared duly adopted.

Lynn Stadum of West Central MN Housing Partnership and Administrator Don Solga explained the pilot program for the Greater Minnesota Housing Fund Emerging Markets Homeownership Pilot Program. Motion by Gottenborg, seconded by Waller to approve submittal of the Pre-Application Form for the Greater Minnesota Housing Fund Emerging Markets Homeownership Pilot Program. Motion passed unanimously.

Motion by Gottenborg, seconded by Waller to call for a public hearing on Tuesday, 03-27-07, at 6:00 p.m. in Council Chambers of City Hall, regarding a proposed business subsidy to be granted by the City of Pelican Rapids to Environmental Control Systems, Inc., under Minnesota Statutes, Sections 116J.993 to 116J.995. The proposed subsidy involves a Job Opportunity Building Zone. The resolution is entitled, **RESOLUTION CALLING FOR A PUBLIC HEARING REGARDING A PROPOSED JOB OPPORTUNITY BUILDING ZONE BUSINESS**

SUBSIDY AGREEMENT. (A complete text is part of permanent public record in the city clerk's office.) Motion passed unanimously and resolution declared duly adopted.

Council considered a request from Bridges Bistro to transfer the remaining term of their liquor on-sale license to Derek Satter. Motion by Waller to table the matter to the 03-27-07 Council meeting. Motion was not seconded and was rescinded. Council directed Clerk-Treasurer Glenys Ehlert to notify Derek Satter that the matter will be considered on 03-27-07.

Council considered the program of downtown revitalization and redevelopment and the specific area to be considered as the "target area" as part of a Small Cities grant with the Department of Economic Development. Motion by Gottenborg, seconded by Waller to introduce the following resolution, entitled **RESOLUTION IDENTIFYING "SLUM AND BLIGHTING" CONDITIONS.** (A complete text is part of permanent public record in the city clerk's office.) Motion passed unanimously and resolution declared duly adopted.

Next Economic Development Authority meeting is 03-27-07 at 4:00 p.m., Council Chambers, City Hall.

On 03-21-07 there will be a Housing Advisory meeting from 1:00 to 3:00 p.m. at the Pelican Rapids Public Library.

Meeting adjourned at 7:20 p.m.

Glenys Ehlert, CMC
Clerk-Treasurer