

**KASSON CITY COUNCIL REGULAR MEETING MINUTES**

**October 12, 2016**

Pursuant to due call and notice thereof, a regular City Council meeting was held at City Hall on the 12th day of October, 2016 at 6:00 P.M.

**THE FOLLOWING MEMBERS WERE PRESENT:** Borgstrom, Buck, Coleman, Egger and Johnson

**THE FOLLOWING MEMBERS WERE ABSENT:**

**THE FOLLOWING WERE ALSO PRESENT:** City Administrator Theresa Coleman, City Clerk Linda Rappe, City Engineer Brandon Theobald, City Attorney Melanie Leth, Library Director Art Tiff, Chris and Candy McKern, Judy Ruport, Jan Naig, Nick and Danielle Fitch, Janet Sinning, Hannah Bates, Lonnie Zelinske, Everette Paulson, Sandy Musolf, Mike and Sonya Bubany, Bruce Prescher, Duane Burton and Melisa Ferris

Mayor Johnson called the meeting to order at 6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**AGENDA:**

Remove: E.1 Park Board Meeting – Emerald Ash Borer – Councilperson Coleman stated that the Park Board will be reviewing the Management Plan for the Ash Borer and then it will be coming back to Council.

Add: E.1 Library Report

**Motion to approve as amended made by Councilperson Borgstrom, second by Councilperson Coleman with all voting Aye.**

**CONSENT AGENDA**

September 28, 2016 Regular Meeting Minutes

Claims processed after the September 28, 2016 regular meeting, as audited for payment in the amount of \$221,172.06

Conferences:

Jason Peck	Hire to Higher	1/30-31/17	Albert Lea	\$250
Josh Hanson	Hire to Higher	1/30-31/17	Albert Lea	\$250

Zaworski Association Position

Library Pay Estimates:

Superior Mechanical		Retainage	\$5,938.25
Swenke/IMS	Additional	Est. #4	\$23,698.62

**Motion to Approve the Consent Agenda made by Councilperson Buck, second by Councilperson Egger with all voting Aye.**

**VISITORS TO THE COUNCIL**

**Mike Bubany, David Drown and Associates on behalf of MRWA (MN Rural Water Association):**

The State left the City without funding until next year sometime and bridge financing is needed in the meantime. The proposal is locked in through MWRA and the lender will exceed the limit of \$1.5 million, so the City needs to have the credit enhancement. Melisa Ferris asked if there penalty if this is paid off early. Mr. Bubany stated that it must be paid off in full but there is no penalty to pay it off early.

**Motion to Approve the Issuance and Sale of \$2,500,000 GO Temporary Utility Revenue Note, made by Councilperson Egglar, second by Councilperson Buck with all voting Aye.**

***Resolution #10.1-16***

***Resolution Providing for the Issuance and Sale of \$2,500,000 General Obligation Temporary Utility Revenue Note, Series 2016A, and Pledging Net Revenues for the Security Thereof  
(on file)***

**Motion to Approve the Resolution Authorizing the City to Enter into a Credit Enhancement Program Agreement with the Minnesota Public Facilities Authority, made by Councilperson Borgstrom, second by Councilperson Coleman with all voting Aye.**

***Resolution #10.2-16***

***Resolution Authorizing the City to Enter Into a Credit Enhancement Program Agreement with the Minnesota Public Facilities Authority  
(on file)***

**PUBLIC FORUM**

**Candy McKern** -523 21<sup>st</sup> Place NE – Ms. McKern stated that on August 12 a city employee came to her office informing them that the Mayor had lodged a complaint about her husband’s campaign signs.

**PUBLIC HEARING**

**COMMITTEE REPORT**

**Library board** – Councilperson Buck stated that there is a small leak in the roof of the library and this should all be warranty work, the architect was notified. The sidewalk was talked about. Councilperson Buck also stated that the Library won’t have to tear any sidewalk out to have a handicap accessible sidewalk. In September there were 500 more checkouts than last year at this time. There were 128 new patrons in September compared to 36 last September. People like the new library. Administrator Coleman stated that the final payment to the contractors was approved in the consent agenda and will be held until the leak is fixed and all is final.

**OLD BUSINESS**

**NEW BUSINESS**

**MAYOR’S REPORT**

**ADMINISTRATOR’S REPORT**

**Possible Reschedule of November 23 City Council Meeting** – This is an opportunity for the Council to adjust the night before Thanksgiving meeting to Tuesday night. **Motion to move the regular City Council meeting to Tuesday, November 22<sup>nd</sup> made by Councilperson Borgstrom, second by Councilperson Coleman, with all voting Aye.**

**CMPAS:**

**Current Purchase Power Projection with and without solar** – Administrator Coleman stated that our cost of projected purchase power went down for next year. This allows the City to add solar capacity into our sources for 2017. CMPAS feels there would be public relations value. The City does not have to invest in the project. CMPAS will purchase the capacity from SMMPA and make them available to their members. The investor owned utilities have a 1% requirement to participate in solar power. A way to hedge against a similar requirement is to show that the City is actively pursuing solar. The City could participate in solar for \$3500 next year with CMPAS. The City would only be committed for one year. **Motion to Approve the Current Purchase Power Projection with and without Solar made by Councilperson Coleman, second by Councilperson Egglar with all voting Aye.**

**Future Purchase Power** – Administrator Coleman showed a recap of the presentation from a few months ago from Chris Kopel of CMPAS. Our price certainty will go from 32% to 71% under this new proposed portfolio and CMPAS will come back to present when there is a new contract ready for the City.

**EDA County Housing Study Proposal** – Administrator Coleman had interest in exploring housing and the county's housing study was from 1990. Administrator Coleman has had meetings with the County and Cities to find buy in and an indication of interest for doing a Housing Study. The City share could be in the \$5,000-\$6,000 range. **Motion to Pursue the Potential Housing Study made by Councilperson Egglar, Councilperson Buck with all voting Aye.**

**ENGINEER'S REPORT**

**PERSONNEL**

**ATTORNEY REPORT**

**Lease Agreement for 16 1<sup>st</sup> Ave NW** – Attorney Leth has drawn up a lease agreement with terms that are favorable to the city, with the tenant paying the utilities, insurance and taxes for the property in addition to whatever negotiated rent was to be determined. This is for your review. Administrator Coleman stated she has had two interested parties to date, and if you approve the lease, we would like to advertise for bids. The Council wanted to make sure that they still had the option to reject a bid. Administrator Coleman stated that they could reject any bid. **Motion to Approve the lease agreement and Posting of the Lease, made by Councilperson Buck, second by Councilperson Coleman with all voting Aye.**

**Closed session for Personnel Action**

Meeting closed at 6:20 PM for preliminary consideration of an allegation against an employee.

Meeting reopened at 6:41 PM - **Motion to appoint an outside party to investigate an employee allegation made by Councilperson Buck, second by Councilperson Borgstrom with all voting Aye.**

**Motion to leave the employee on Non-disciplinary Paid Administrative Leave made by Councilperson Coleman, second by Councilperson Egger with all voting Aye.**

**CORRESPONDENCE**

September Police Department Report

Cash and Investment Summaries

Zaworski Conferences Recap

ICMA Retail Leakage & Surplus Analysis

FD Grant of \$500 from Minnesota Energy Resources and Wisconsin Public Service Foundation for a multi-gas monitor

**ADJOURN 6:43**

**ATTEST:**

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Linda Rappe, City Clerk

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Steve Johnson, Mayor