

WILLMAR CITY COUNCIL PROCEEDINGS
COUNCIL CHAMBERS
WILLMAR MUNICIPAL UTILITIES BUILDING
WILLMAR, MINNESOTA

January 19, 2000
7:00 p.m.

The regular meeting of the Willmar City Council was called to order by the Honorable Mayor Lester Heitke. Members present on a roll call were Mayor Heitke, Council Members Verna Kelly, Denis Anderson, Ron Christianson, Bruce DeBlieck, Douglas Reese, Nancy Houlahan, Jim Dokken, and Rick Fagerlie; Present 9, Absent 0.

Also present were City Administrator Michael Schmit, City Attorney Richard Ronning, Finance Director Steven Okins, Planning and Development Services Director Bruce Peterson, Police Chief Jim Kulset, Fire Chief Marvin Calvin, and Administrative Assistant Audrey Peterson.

Mayor Heitke recognized Boy Scouts Todd and Kyle DeBlieck, who were in attendance at the Council meeting.

Additions to the Agenda included announcements regarding the Kandiyohi Area Transit open house, Meals-on-Wheels volunteer recognition, and Planning Commission appointment.

Council Member Reese offered a motion adopting the Consent Agenda, which included the following: City Council Minutes of January 5, 2000, Municipal Utilities Commission Minutes of December 27, 1999, and January 10, 2000, Building Inspection Report for December, Pioneerland Library Board Minutes of October 21, Human Rights Commission Minutes of November 16, Housing and Redevelopment Authority Minutes of December 14, 1999, Airport Commission Minutes of January 4, and Planning Commission Minutes of January 12, 2000. Council Member Fagerlie seconded the motion, which carried.

At 7:03 p.m. Mayor Heitke opened a hearing on Project No. 9905 - Signal System. Public Works Director Odens presented details of the proposed improvements to the intersection at 15th Street and 19th Avenue Southwest. Mr. Odens stated the project would resolve some of the safety concerns in the area of Roosevelt and Community Christian School. City Administrator Schmit informed the Mayor and Council that the hearing is a condition required by Kandiyohi County for its involvement with the project. Randy Alsleben spoke against the project. Patti Dols, Roosevelt School Principal, addressed the Council in support of the project. Upon hearing all those who wished to be heard, Mayor Heitke closed the hearing at 7:08 p.m.

Following discussion, Resolution No. 1 was introduced by Council Member Christianson, seconded by Council Member DeBlieck, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 1

ORDERING TRAFFIC SIGNAL IMPROVEMENTS
FOR PROJECT NO. 9905 (19TH AVENUE AND 15TH STREET SW)

WHEREAS, after due Notice of Public Hearing on the construction of traffic signals for the City of Willmar, Minnesota, hearing on said improvements was duly held and the Council heard all persons desiring to be heard on the matter and fully considered the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Willmar, Minnesota, as follows:

1. It is advisable, expedient, and necessary that said improvements as described in the Notice of Hearing thereon be constructed, and the same are hereby ordered made.

2. The improvements described in said Notice of Hearing are hereby designated and shall be known as Project No. 9905 (Traffic Signals at 19th Avenue and 15th Street SW).

3. The City Council shall let the contract for all or part of the work for said improvements or order all or part of the work done by day labor or otherwise as authorized by Minnesota Statutes, Section 429.041, Subdivision 2, within one year of the date of this resolution ordering said improvements.

Dated this 19th day of January, 2000.

/s/ Lester Heitke
MAYOR

/s/ Michael Schmit
Attest: CITY ADMINISTRATOR

At 7:18 p.m. Mayor Heitke opened a hearing on an Ordinance Amending Ordinance No. 1060 to Rezone Certain Property. Planning and Development Services Director Peterson presented details of the proposal from Dan Tollefson to rezone Lots in LEE-DON Addition from Agricultural to General Business to accommodate a commercial laundry facility. It was noted the Planning Commission recommends that the property be rezoned. There being no one present to speak for or against the proposed Ordinance, Mayor Heitke closed the hearing at 7:20 p.m.

Council Member Reese offered a motion to adopt, assign a number, and order final publication of the Ordinance Amending Ordinance No. 1060 to Rezone Certain Property. Council Member Fagerlie seconded the motion, which carried on a roll call vote of Ayes 8, Noes 0.

At 7:21 p.m. Mayor Heitke opened a hearing on an Ordinance Amending Ordinance No. 1060 to Rezone Certain Property. Planning and Development Services Director Peterson presented details of the proposal from John TerWisscha to rezone a tract of land from Agricultural to R-4 to accommodate a proposed senior citizen housing development. It was noted the Planning Commission recommends that the property be rezoned. Upon hearing all those who wished to be heard, Mayor Heitke closed the hearing at 7:22 p.m.

Council Member Kelly offered a motion to adopt, assign a number, and order final publication of the Ordinance Amending Ordinance No. 1060 to Rezone Certain Property. Council Member Anderson seconded the motion, which carried on a roll call vote of Ayes 8, Noes 0.

The Community Development Committee Report of January 12, 2000, was presented to the Mayor and Council by Council Member DeBlicek. There were two items for Council consideration.

Item No. 1 The Committee discussed a proposal by Helgeson Development to change the project at the Kindlehope TIF site from an assisted living facility to 32 units of market-rate rental apartments. A change in ownership of the health care concern, which was to have owned the assisted living facility prevented the assisted living project from moving forward. This forced the developer to seek another project for the TIF district.

Committee Members questioned whether the market existed for apartments with rents exceeding \$650/month. It was noted that past City policy was to not use TIF for market-rate rental housing. Following discussion, the Committee was recommending to the Council that the request to use TIF for the proposed market-rate rental housing project be denied. Council Member DeBlicek moved to approve the recommendation of the Community Development Committee with Council Member Fagerlie seconding the motion, which carried.

Item No. 2 The Committee discussed a proposal to fund an overlay of CBD streets and underground repair using increment generated by the Center City TIF district. Adding new debt to the district requires that the TIF plan be amended

and a hearing held. The Committee was recommending that the City Council proceed with the amendment, and that a public hearing be set for February 16, 2000, to consider the amended plan. Council Member DeBlieck moved to approve the recommendation of the Community Development Committee with Council Member Kelly seconding the motion, which carried.

The Community Development Committee Report of January 12, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member DeBlieck, seconded by Council Member Fagerlie, and carried.

The Labor Relations Committee Report of January 13, 2000, was presented to the Mayor and Council by Council Member Christianson. There were three items for Council consideration.

Item No. 1 The Committee reviewed a revision to the Personnel Policy regarding the use of business phones and limiting personal long-distance calls. Following discussion, the Committee was recommending to the Council adoption of the policy as presented. Council Member Christianson moved to approve the recommendation of the Labor Relations Committee with Council Member Anderson seconding the motion, which carried.

Item No. 2 The Committee reviewed recommendations from City Administrator Schmit regarding merit compensation payments for Department Directors, First Line Supervisors and Confidential Employees. Following review and discussion, the Committee was recommending to the Council adoption of the recommendations with the exception that payments to Leisure Services Supervisors Dave Gort, LeAnne Freeman and Kevin Madsen be set at \$875.00 to recognize the efforts of those employees following the retirement of Director Dale Johnson. Council Member Christianson moved to approve the recommendation of the Labor Relations Committee with Council Member Reese seconding the motion, which carried.

Item No. 3 The Committee meeting was closed to discuss labor negotiation issues and to conduct the City Administrator's performance evaluation. The Committee meeting was reopened.

It was consensus of the Committee after meeting with Municipal Utilities General Manager Nitchals to approve of tentative settlements between the Municipal Utilities Commission and IBEW Local 160 and MUC non-union employees. Generally speaking the agreements include 3 percent cost-of-living increases each year of a three-year agreement. The agreements also include provisions for cost-sharing health insurance, provisions for increased term life insurance, deferred compensation and other language clarification issues. The Council will formally approve the contracts when acting upon future minutes of the Municipal Utilities.

With regard to City Administrator Schmit's contract, it was the consensus of the Committee to recommend to the Council a 3 percent increase effective January 1, 2000, a \$2,000.00 merit compensation payment, and an increase of \$50.00 in the car allowance. Council Member Christianson moved to approve the recommendation of the Labor Relations Committee with Council Member DeBlicke seconding the motion, which carried.

The Labor Relations Committee Report of January 13, 2000, was approved as presented and ordered placed on file in the City Clerk's Office upon motion by Council Member Christianson, seconded by Council Member Anderson, and carried.

The Mayor and Council considered the City's Pay Equity Report for year ending December 31, 1999. Council Member Kelly moved to authorize the Mayor to sign and submit the Pay Equity Report. Council Member Reese seconded the motion, which carried.

Public Works Director Odens presented to the Mayor and Council bids received for Project No. 9905, 15th Street and 19th Avenue Southwest Signal Project. Following discussion, Resolution No. 2 was introduced by Council Member Reese, seconded by Council Member Christianson, read by Mayor Heitke, and approved on a roll call vote of Ayes 8, Noes 0.

RESOLUTION NO. 2

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota, that the bid of Design Electric, Inc. of St. Cloud, Minnesota for Project No. 9905 (Traffic Signal System at 19th Avenue and 15th Street SW) is accepted, and be it further resolved that the Mayor and City Administrator of the City of Willmar are hereby authorized to enter into an agreement with the bidder for the terms and consideration of the contract in the amount of \$149,477.00.

Dated this 19th day of January, 2000.

/s/ Lester Heitke
MAYOR

/s/ Michael Schmit
Attest: CITY ADMINISTRATOR

Planning and Development Services Director Peterson informed the Mayor and Council of a request from Ernest Hazel III to rezone lots in Lake North Addition from R-2 to LB to accommodate proposed professional office development. It was noted the Planning Commission voted 4 - 3 to recommend that the property be rezoned as requested. Following discussion, Council Member Kelly offered a motion to introduce the Ordinance Amending Ordinance No. 1060 to Rezone Certain Property and schedule a hearing for February 2, 2000. Council Member Fagerlie seconded the motion, which carried.

Mayor Heitke presented to the Council for consideration the appointment of Jeff Nagel to the Planning Commission. Council Member Reese moved to approve the appointment with Council Member Kelly seconding the motion, which carried.

Mayor Heitke announced the following events: an open house at the Kandiyohi Area Transit (KAT) office on January 20; Reverend Luis Palau would be the guest speaker at the Mayor's Prayer Breakfast in May; and a recognition luncheon for volunteers for the Meals-on-Wheels Program on February 1, 2000.

Mayor Heitke reminded citizens of the need to clear snow from around hydrants near their property.

Mayor Heitke called on Police Chief Kulset to address the rules and regulations of the operation of snowmobiles in the City limits.

Announcements for Council Committee meeting dates were as follows: Finance, January 24; and Public Works/Safety, January 25, 2000.

There being no further business to come before the Council, the meeting adjourned at 7:55 p.m. upon motion by Council Member Kelly, seconded by Council Member Reese, and carried.

Attest:

MAYOR

ACTING SECRETARY TO THE COUNCIL