

CITY OF FOLEY, MINNESOTA
REGULAR CITY COUNCIL MEETING – May 2, 2017

The Foley City Council held a regular meeting on May 2, 2017, at 5:30 p.m. at the Foley City Hall.

Members Present: Mayor Gerard Bettendorf, Councilmembers Jeff Gondeck, Kris du'Monecaux and Gary Swanson.

Members Absent: Councilmember Brian Weis

Motion by Swanson, seconded by du'Monceaux, to approve agenda. Motion carried, unanimous.

Motion by Gondeck, seconded by Swanson, to approve the consent agenda which includes the following:

- Approve minutes of April 18, 2017.
- Adopt Resolution #2017-11 – Local Board of Review Transfer Agreement
- Approve Hildi Inc. Actuarial Contract.
- Approve payment of bills paid for with checks #49610 - 49651.

Motion carried, unanimous.

Update on Bentonwood II - Sophia Rigelman - Homeline

Rigelman introduced herself and provided a background on the Bentonwood II situation. Rigelman gave an overview of the impact of losing the subsidized housing at this location and how the program works. The program includes USDA subsidizing the gap in rent payments with low income for elderly or disabled tenants. There is no protection for tenants upon the expiration of the program. In the case of Bentonwood II, the owner of the company, Hornig, will not be offering any extension of the program and will be raising rent to market rate this summer. Rigelman asked the council to attend an upcoming community meeting. Bettendorf asked if there was anything the council could do or if the decision is solely an owner decision. Darlene Olstrowski, 170 Main Street, commented on the impact to the community. Member Swanson commented the lack of solution besides additional housing. Rigelman indicated the only option may be for the owner to extend the mortgage. du'Monceaux asked if there was any response from the owners. Some state legislators will also be reaching out to the owners.

Dewey Street Feasibility Presentation

Jon Halter, City Engineer, gave an overview of the 2018 project in coordination with Benton County. Halter overviewed the role of the county and city in the project. Swanson asked about the lighting and how it will compare with 4th Ave N. Halter indicated the lighting would be the same decorative lighting as the 4th project. The storm, water and sewer components were reviewed. The street design was discussed including dimensions and materials. Halter also reviewed the sidewalk design and sloped sections similar to 4th Avenue N. Halter indicated the design is required per ADA standards. Halter gave an overview of the demonstration project and the examination of different options that could be incorporated into the project. The project costs were reviewed with the total project to be estimated at \$3.45 million with the city's share to be approximately \$1.43 million and approximately \$575,000 assessable costs.

Halter provided some pros and cons to a turnback of Dewey including pros of lower project costs with different design standards, variance procedures, and wage rates. Halter also indicated the county may be willing to contribute a lump sum up front and if the bids come in competitive the city may be able to reap the benefit. The cons include the city being responsible in the future, for both maintenance and reconstruction in 35+ years. Staff is recommending to not proceed with a turnback.

Finally, Halter reviewed the project timeline including a preliminary assessment hearing in June, bidding in early 2018, and construction beginning in spring/early summer.

Gondeck asked if the existing buildings will have a step like the 4th Ave N project. Halter indicated final design will make that determination but stoops are typically replaced as they were. Swanson asked about the portion north of John Street which will not be reconstructed. Lou DeMarias, 230 Norman Ave S, asked if it is mandatory that the city accept a turnback. Motion by Gondeck, seconded by du'Monceaux, to accept the feasibility study. Motion carried, unanimous. Motion by Gondeck, seconded by du'Monceaux, to set the public hearing for June 6, 2017. Motion carried, unanimous. Halter indicated he will also schedule an informal meeting prior to the hearing to answer questions of the assessed property owners.

City Administrator Sarah Brunn asked for council direction on the turnback issue. Swanson asked if there is any financial penalty for not taking the turnback. Staff indicated the decision to proceed with the project rests with the county. Motion by Gondeck, seconded by Swanson, to inform Benton County of the city's intent to not accept a turnback of Dewey Street. Motion carried, unanimous.

Open Forum

Ruth Pekarek, 254 Pine Street, was present at the meeting to address concerns on the rent being raised at Bentonwood II.

Department Reports

Katie McMillin, Police Chief, presented the monthly law enforcement report. McMillin also indicated work is being completed on the background of the new part-time officer, bike rodeo preparation and her attendance at the MN Chief's Conference. McMillin also participated in the distracted driving event with Foley Community Ed and the Highway 23 safety event held at CentraCare.

Mark Pappenfus, Public Works Director, reviewed the latest activities of public works, including upcoming flushing and the parks being opened. Pappenfus updated the council on the I/I fine and inspection progress. Swanson asked about the status on equipment sales.

Brunn updated the council on scheduling a library community meeting, planning commission activities, pool registration, water shut-off's, the city rental house and also honored Chief McMillin for being chosen a recipient for the Benton County Historical Society's Women Making History award.

Gondeck asked if the city rental house tenant will be responsible for any garbage or damage to the property once they vacate.

Old Business

du'Monceaux mentioned a meeting on Wednesday, May 10th - 6:00pm at the G.A. Church. This will be a discussion on senior housing and the Bentonwood II situation.

New Business

There was no new business discussed.

Disucssion on Broadway Land Sale

Mayor Bettendorf closed the meeting at 6:29 p.m. to discuss the 320 Broadway Ave N land sale.

Mayor Bettendorf reopened the regular meeting at 6:50 p.m. The closed session included a discussion on a counter-offer received on the property at 320 Broadway Ave N.

Motion by Swanson, seconded by du'Monceaux, to adjourn. Motion carried, unanimous.

Sarah A. Brunn, Administrator