

**Approved Minutes**

**Public Hearing:** Public Comment to consider the proposal that the City abate property taxes levied by the City

**March 23, 2015**

**Monday 6:47 p.m**

Pursuant to due call and notice thereof, the City Council of the City of Renville met for a public hearing to consider the proposal that the City abate property taxes levied by the City on the property identified as tax parcel numbers (the "Property"):

36-01135-00, 36-01150-00, 36-01160-00, 36-01172-00, 36-00900-00,

36-00965-00, 36-01000-00, 36-01105-00, 36-01125-00, 36-00920-00

The total amount of the taxes proposed to be abated by the City on the Property for up to a ten (10) year period is estimated to be not more than \$150,000. The City Council will consider the property tax abatement to assist with financing the redevelopment of property in the downtown area of the City currently occupied with substandard buildings (the "Project"). The Project will provide for an increase and preservation of tax base, provide employment opportunities, and help redevelop and renew a blighted area, among other public benefits.

The City proposes to issue General Obligation Tax Abatement Bonds in the amount not to exceed \$120,000 to finance the Project.

The public hearing was called to order on March 23, 2015 at 6:47 p.m. by Mayor Wertish

Mayor Janette Wertish and Council Members Shane Wohlman, Jeff Pike, and Al Rohlik were present. City Administrator/Clerk Kari Gislason, and Rusty Fifield and Jessica Green from Northland Financial were also present. Councilmembers Jeremy Hinderks and Brent Dahl were absent.

Rusty Fifield and Jessica Green outlined the abatement process and answered questions from the council.

A motion to close the public hearing was made by Al Rohlik and seconded by Shane Wohlman. The motion carried 3 to 0. The Public Hearing closed at 7:04 p.m.

Dated at Renville, Minnesota, this 23rd day of March, 2015

BY \_\_\_\_\_  
Janette Wertish, Mayor

ATTEST:

BY \_\_\_\_\_  
Kari Gislason, City Administrator/Clerk

**Approved Minutes  
City Council Regular Session  
March 23, 2015  
Monday 7:05 p.m.**

The regular session of the City Council, City of Renville, Minnesota was called to order on March 23, 2015 at 7:05 p.m. by Mayor Wertish

City Council Members present were Shane Wohlman, Jeff Pike and Al Rohlik. Also present were Mayor Janette Wertish and City Administrator/Clerk Kari Gislason. Councilmembers Jeremy Hinderks and Brent Dahl were absent.

**1. Pledge of Allegiance**

**2. Approval of Agenda**

A motion was made by Al Rohlik and seconded by Jeff Pike to approve the agenda with the deletion of the following items:

- 8c. 2015 Fire Department Contracts - Ericson Township and Crooks Township
- 8d. Resolution 07-15 Approving Property Tax Abatements

The motion carried 3 to 0.

**3. Approval of Minutes**

A motion was made by Shane Wohlman and seconded by Jeff Pike to approve the minutes of the March 9, 2015 Public Hearing and the March 9, 2015 Regular Council Meeting. The motion carried 3 to 0.

**4. Invoices Payable**

A motion was made by Al Rohlik to approve the following invoices:

Check #	Name	Amount	Comments	Date
31543	SUNVOLD, NATHAN	\$232.41	Flex Plan Reimbursement - 2015	3/6/2015
31544	ICMA	\$50.00	Sunvold, Nathan #302283	3/10/2015
31545	RENVILLE FIRE RELIEF ASSN.	\$3,000.00	Fire Relief State Aid	3/17/2015
31546	SOUTHWEST MN HOUSING PARTNERSH	\$22,726.00	Deed Payment #14	3/17/2015
031547	212-DRIVING SCHOOL	\$110.00	Point of Impact Presentation	3/23/2015
031548	A.H. HERMEL CO.	\$328.44	Community Center Supplies	3/23/2015
031549	AEI	\$200.39	Remove malware from Public works computer	3/23/2015
031550	ANDERSON LARSON HANSON & SAUND	\$2,218.50	Attorney Fees	3/23/2015
	Admin=\$468.00, Police=\$1750.50			
031551	CENTURYLINK	\$60.60	Public Works Telephone	3/23/2015
031551	CENTURYLINK	\$222.52	City Hall Telephone	3/23/2015
031551	CENTURYLINK	\$137.94	Water Dept. Telephone	3/23/2015
031551	CENTURYLINK	\$64.90	Library Telephone	3/23/2015
031551	CENTURYLINK	\$60.60	Sewer Dept. Telephone	3/23/2015

031551	CENTURYLINK	\$28.77	Police Dept. Telephone	3/23/2015
031551	CENTURYLINK	\$0.00	Fire Dept. Telephone	3/23/2015
031552	ED DAVIS BUSINESS MACHINES INC	\$54.54	Office Supplies	3/23/2015
031553	EMERGENCY MEDICAL PRODUCTS, INC.	\$305.22	Medical Supplies	3/23/2015
031553	EMERGENCY MEDICAL PRODUCTS, INC.	\$194.00	Emergency Medical Supplies	3/23/2015
031554	FARMERS CO-OP OIL CO	\$38.75	Police Repair	3/23/2015
031554	FARMERS CO-OP OIL CO	\$0.00	Fire Dept. Gas	3/23/2015
031554	FARMERS CO-OP OIL CO	\$635.63	Street Dept. Gas	3/23/2015
031554	FARMERS CO-OP OIL CO	\$200.40	Street Repair	3/23/2015
031554	FARMERS CO-OP OIL CO	\$394.98	Police Dept. Gas	3/23/2015
031555	FLAGSHIP RECREATION LLC	\$97.00	Brown Chain	3/23/2015
031556	H&L MOTORS	\$552.72	'10 Impala repairs	3/23/2015
031557	HASLER FINANCIAL SERVICES	\$100.00	Postage	3/23/2015
031558	HAWKINS INC.	\$151.95	Wastewater Chemicals	3/23/2015
031558	HAWKINS INC.	\$1,028.06	Water Supplies	3/23/2015
031558	HAWKINS INC.	\$393.07	Wastewater Supplies	3/23/2015
031559	HILLYARD FLOOR CARE SUPPLY	\$34.38	Community Center Supplies	3/23/2015
031559	HILLYARD FLOOR CARE SUPPLY	\$358.23	Community Center Supplies	3/23/2015
031559	HILLYARD FLOOR CARE SUPPLY	\$27.03	Community Center Supplies	3/23/2015
031560	LEXIPOL	\$1,980.00	Law Enforcement Manual Updates 4/1/15-3/31/16	3/23/2015
031561	LMC INSURANCE TRUST	\$296.80	Work Com Premium - Fire Dept.	3/23/2015
031561	LMC INSURANCE TRUST	\$2,353.20	Work Comp Premium - General	3/23/2015
031562	LOFFLER	\$39.48	Copier Service Contract	3/23/2015
031563	LOSS PREVENTION SPECIALISTS	\$80.16	Employee Background check	3/23/2015
031564	MAC QUEEN EQUIPMENT INC.	\$49.60	Sweeper Parts	3/23/2015
031565	MED-COMPASS	\$1,325.00	Firemen Physicals	3/23/2015
031566	MN DEPT. OF PUBLIC SAFETY	\$100.00	Right to Know Act Fee	3/23/2015
031567	MN DEPT. OF PUBLIC SAFETY	\$100.00	Right to Know Act Fee	3/23/2015
031568	MVTL LABORATORIES, INC.	\$215.75	Sewer Testing	3/23/2015
031568	MVTL LABORATORIES, INC.	\$233.75	Sewer Testing	3/23/2015
031568	MVTL LABORATORIES, INC.	\$29.50	Water Testing	3/23/2015
031569	NORTHLAND SECURITIES, INC.	\$370.00	Preparation for abatement	3/23/2015
031570	PIONEERLAND LIBRARY SYSTEM	\$10,078.50	Library Services	3/23/2015
031571	RENVILLE-SIBLEY COOPERATIVE	\$1,126.30	Water Electric	3/23/2015
031572	SEHRCM	\$3,712.50	Space Needs Study	3/23/2015
031573	SMITH PLUMBING & HEATING	\$1,145.00	Water Heater - Community Center	3/23/2015
031573	SMITH PLUMBING & HEATING	\$800.00	Machine Time - Water Main 209 SW 2nd & 321 SW 2nd	3/23/2015
031573	SMITH PLUMBING & HEATING	\$45.00	Repair Coffee Maker - Community Center	3/23/2015
031574	UNITED STATES POSTAL SERVICE	\$51.00	Penalty Stamps	3/23/2015
031574	UNITED STATES POSTAL SERVICE	\$51.00	Penalty Stamps	3/23/2015
031575	VERIZON WIRELESS	\$70.04	Police Dept. Telephone	3/23/2015
031576	WEST CENTRAL SANITATION	\$17.55	Street Refuse	3/23/2015
031576	WEST CENTRAL SANITATION	\$34.16	WWT Refuse	3/23/2015
031577	XCEL ENERGY	\$2,150.07	Street Electric	3/23/2015
	<b>Total</b>	<b>\$60,461.39</b>		

Shane Wohlman seconded the motion. The motion carried 3 to 0.

**5. Public Comments:** Jon Mitchell, Director of Redwood County Environmental Office was on the agenda but was absent

## **6. Committee/Staff Reports**

### **A. EDA**

- City Main Street properties update - moving forward with the abatement and the establishment of a TIF redevelopment district. Also, the buildings have been inspected, may also need to be appraised in order to find them substandard.
- Farmer's Co-op Oil project
  - Renville Estates residents' concerns - some concerns with proximity to the residential neighborhood. Residents and Farmers Co-op are working towards solutions
  - TIF/Abatement - Farmer's Co-op does not want to utilize TIF funds for the project. They would prefer setting up tax abatement.
- Facebook page - committee discussed a possible facebook page for the city and pros and cons associated with this. The committee does recommend establishing a facebook page for the City of Renville.

*City Administrator/Clerk recommended developing a social media policy before setting up the facebook page.*

- Better Tomorrow Ad - committee reviewed last years' Better Tomorrow Ad, they recommend doing the ad again and updating the copy highlighting some of the developments in the city. Price for the ad is \$151.00

A motion to approve the EDA Report as presented was made by Al Rohlik and seconded by Jeff Pike. The motion carried 3 to 0.

### **B. City Administrator/Clerk**

Kari Gislason reported the following:

- Kari reminded the council about the upcoming Renville 10 Meeting
- Jon Saunders said the wording for the excavation ordinance is fine, so Kari will prepare the reading of ordinance for the next meeting
- Details for the 2015 ELF Program are available.
- Kari recently participated in a webinar with GovPay.net regarding being able to accept debit and credit card payments. She would like to check with another company before making a recommendation.
- Date for the next HR meeting will be Monday, April 13 at 12:30 pm

A motion was made by Shane Wohlman and seconded by Al Rohlik to approve the City Administrator/Clerk Report as presented. The motion carried 3 to 0

## **7. Discussion Items**

### **A. Small Cities Development Program Update**

The council reviewed the project tracking report for the Small Cities Development Program. At this point, \$68,368 of the grant has been used. \$296,232 of grant dollars are still available. 7 owner-occupied projects have been completed or are being processed. There have been no commercial projects at this point.

## **8. Action Items**

### **A. Set a date for public hearing regarding Novotny Variance Application**

A motion was made to schedule a public hearing for 6:45 pm Monday, April 13 in order to consider Chad Novotny's variance request for an accessory building on 324 SE 2<sup>nd</sup> Street.

### **B. Resolution 06-15: Rescinding Resolution 05-15**

CITY OF RENVILLE

COUNTY OF RENVILLE  
STATE OF MINNESOTA  
RESOLUTION 06-15

RESOLUTION RESCINDING RESOLUTION 05-15

THE CITY COUNCIL OF THE CITY OF RENVILLE, COUNTY OF RENVILLE,  
MINNESOTA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council previously passed Resolution 05-15 calling public hearing on the proposed establishment of municipal development district 4 and the proposed establishment of tax increment financing district 4-1 within the development district and the proposed adoption of the development program and the proposed adoption of the tax increment financing plan relating to thereto and approval of business subsidy

WHEREAS, the Resolution Called for the Following

1. Public Hearing. This Council shall meet on Monday, April 13, 2015, at approximately 6:45 p.m., to hold a public hearing on the following matters: (a) the proposed establishment of Municipal Development District No. 4 (the "Development District"); (b) the proposed establishment of Tax Increment Financing District No. 4-1 (the "TIF District") within the Development District; (c) the proposed adoption of the Development Program for the

Development District; (d) the proposed adoption of the Tax Increment Financing Plan relating to the TIF District; and (e) the proposed adoption of a of business subsidy all pursuant to Minnesota Statutes, Sections 469.124 through 469.133 and Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive, as amended (the "Act"), and Minnesota Statutes, Sections 116J.993 to 116J.995.

2. Notice of Hearing; Filing of Program and Plan. The City Clerk is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and by Minnesota Statutes, Section 116J.994, and to place a copy of the proposed Development Program, the proposed Tax Increment Financing Plan and the proposed business subsidy on file in the City Clerk's Office at City Hall and to make such copies available for inspection by the public.

3. Consultation with Other Taxing Jurisdictions. The City Clerk is hereby directed to mail a notice of the public hearing and a copy of the proposed Development Program and the proposed Tax Increment Financing Plan to Renville County and Independent School District No. 2890 informing those taxing jurisdictions of the estimated fiscal and economic impact of the establishment of the proposed TIF District.

WHEREAS, Farmers Co-op Oil Company has declined TIF assistance

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

Resolution 05-15 dated March 9, 2015 is rescinded and of no force and effect

Passed and adopted on this 23rd day of March 2015, by the City Council of Renville, Minnesota.

This resolution was offered by: Al Rohlik

This resolution was seconded by: Jeff Pike

Voting in favor: Al Rohlik, Jeff Pike and Shane Wohlman

Voting against: none

Attest:

\_\_\_\_\_  
Janette Wertish, Mayor

\_\_\_\_\_  
Kari Gislason, City Admin./Clerk

**9. Mayor's Report**

The mayor commented on the nice weather.

**10. Adjourn**

A motion was made by Al Rohlik and seconded by Jeff Pike to adjourn the meeting. The motion carried 3 to 0. Meeting was adjourned at 7:36 p.m.

Shortly after the meeting was adjourned, Jon Mitchell, Director of Redwood County Environmental Office arrived. Mayor Wertish called the meeting back to order. Jon gave the council an update on the Redwood/Renville Regional Material Recovery Facility.

A motion was made by Al Rohlik and seconded by Jeff Pike to adjourn the meeting. The motion carried 3 to 0. Meeting was adjourned at 8:10 p.m.

Dated at Renville, Minnesota this 23<sup>rd</sup> day of March, 2015.

THE GOVERNING BODY OF THE CITY  
OF RENVILLE, MINNESOTA

BY \_\_\_\_\_  
Janette Wertish, Mayor

ATTEST:

BY \_\_\_\_\_  
Kari Gislason, City Administrator/Clerk