

City Council Proceedings

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State of Minnesota
Counties of Scott & Le Sueur
City of New Prague

} City Council Meeting
Monday, May 17, 2021

Mayor Duane Jirik called the first in-person meeting since March 16, 2020 to order at approximately 6:00 p.m. with the following Councilmembers present: Jirik, Bass, Ryan, Seiler, and Wolf

Staff Present at Meeting: Mike Johnson, Jim Gareis, Chad Lunder, Ken Ondich, Bruce Reimers, Matt Rynda, and Barb Ulschmid

Others Present at Meeting: Mitch Peterson, Rich Novak, 'Czech'ers Sports Bar, and Patrick Fisher, New Prague Times

Others Present Online: City Engineer Chris Cavett, City Attorney Scott Riggs, Kevin Cassidy, New Prague Area Community Center Association (NPACCA) General Manager, Kyle & Emmalee Kuehner

Mayor Jirik asked if there were any additions to the Council agenda? There being none, motion by Seiler, seconded by Ryan to approve the Agenda as published. All voted in favor. Motion carried (5-0).

City Engineer Chris Cavett provided an update to the City Council on the TH#19/Main Street Reconstruction Project (2020-2021 CIP). Mr. Cavett explained that to date everything is going well, especially with the weather cooperating. A bit of a setback today, curbing was purposed to start on Friday, however, has been delayed due to concerns of the unstable subgrade at 1st Avenue SW up until Central Avenue which was recently evaluated by MnDOT and Contractor. Going to try ways to stabilize the subgrade using geogrid and fabric. Utility work has been going well, starting east of 1st Ave NE and heading towards Columbus with the sanitary and water main. Once they get to Columbus Ave intersection, the process will slow down a bit due to how deep the sanitary main is in that area.

There are 92 people signed up to get text message alerts. A resident's complaint on their water shut-off notice was addressed. Councilmember Seiler inquired about the asbestos pipe removal and Mr. Cavett indicated this project was complete.

Next Mr. Cavett went through the modification of the construction contract, the change orders 13 through 16.

Change Order #13: \$6,369.00 - related to the building with the structural concerns. There is a segment of water main that needs to be installed/extended on Central Avenue South, along side the west wall that is of concern. Provide clearance between the storm sewer from the water main which is a minimum 10-foot clearance per the MN Dept of Health which would require digging/backfilling under that west wall which is of big concern to the workers safety as well of the public and the building. Came up with an improvised design that would replace the storm sewer with a pressure gasket in the water main which would allow the clearance between the storm sewer and water main to be less than the 10 feet required. Put in a 30" PVC

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out list but is endorsed by both the suppliers and technicians they use to service the plant along with what the NHL uses. The replacement refrigerant R-449 blend is being used in many facilities and is a common replacement for R-22. The positive environmental impact will be in the use of a refrigerant that has a significantly lower Global Warming Potential than what is currently being used. Change out requires the replacement of some seals, filters and some small components, the big impact and cost is the replacement of the refrigerant which is about 800lbs. The project is named Indirect R-22 Replacement Project at the NPACCA located at 100 12th St NW, New Prague, MN.

The total cost of the project would be approximately \$35,000. The NPACCA Board is requesting \$17,500 from the James Metzen Mighty Ducks Grant Program and will assume responsibility for a matching contribution of \$17,500. NPACCA agrees to own, assume 100% operational costs for the facility or equipment, and will operate the facility or equipment for its intended purpose for the functional life of the facility or equipment which is estimated to be twenty (20) years. The City of New Prague agrees to enter into necessary and required agreements with the MASC for the specific purpose of completing the project and to act as the Local Government Unit (LGU) for the grant application to the MASC. A request for reimbursement would be made to the MASC for the amount awarded after the completion of the project.

Motion by Seiler and seconded by Wolf to approve RESOLUTION #21-05-17-02 JAMES METZEN MIGHTY DUCKS GRANT APPLICATION TO MASC BY NEW PRAGUE AREA COMMUNITY CENTER ASSOCIATION, INC. All voted in favor. Motion carried (5-0).

Community & Development Director Ken Ondich presented details on the request for emergency repairs to the City Hall's front entrance. The City Hall was constructed in 1939 and was most recently renovated in 1987. Staff doesn't recall any major work being done to the brick/exterior of the building in 1987 other than windows which was 34 years ago. One specific area of concern has been the parapet above the front entrance to the building off of Central Ave. N. The mortar on the parapet has deteriorated to the point that the bricks and limestone are now a danger to those entering and exiting the building if not immediately repaired. City Staff had a structural engineer (LS Engineers) review the exterior's condition of all of City Hall in early 2021 and while all of City Hall is in need of attention, the front entrance is in most need of emergency repairs at this time. Per the structural engineers' notes, the front parapet should be removed and rebuilt, and the flagpole should be removed immediately. The flagpole was removed and relocated to the south parking lot area of the City Hall.

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Staff developed maps to conceptually show what could be a beneficial solution for the City and property owners to clarify the lot line by exchanging land and also by partially vacating some excessive drainage and utility easement areas on the lot. In speaking with City Attorney Scott Riggs, this conceptual exchange of land could be accomplished through a "land exchange agreement", but staff wanted to obtain the Council's thoughts on this idea before spending any more time on this matter. There would be no expense to the City for the consideration of this land exchange as the property owners would be required to pay all the City Attorney's time for preparing the necessary paperwork, a land survey and legal description preparation as well as a minor subdivision fee and partial vacation of the drainage and utility easement area. Staff estimates the cost to complete this would be approximately \$4,350 but would be invoiced to the property owners for the actual amounts, whether it be above or below this amount. The property owners are aware that the costs would be 100% their responsibility.

After discussion, motion by Ryan, seconded by Wolf to approve *THE CONCEPT OF THE LAND EXCHANGE WITH PROPERTY OWNERS AT 511 COTTONWOOD LANE. STAFF WOULD WORK WITH THE CITY ATTORNEY SCOTT RIGGS TO DEVELOP A "LAND EXCHANGE AGREEMENT" WHICH COULD BE PLACED ON A FUTURE CITY COUNCIL AGENDA FOR FORMAL ACTION.* All voted in favor. Motion carried (5-0).

Police Chief Jim Gareis revisited the Police Department's Strategic Transition Plan for his retirement within the upcoming 12-15 months. At the May 3, 2021 City Council meeting, Councilmembers requested to see stats (per capita and where it aligns with other cities prior to approving. Police Chief Gareis provided detailed information for the Mayor and Councilmembers to review. Also, as presented at the May 3rd Council meeting staff recommended a transition plan that would include - an appointment of a Detective, an appointment for a Road Sergeant, and backfilling a position so an individual is available to take a road position prior to Police Chief Gareis' departure/retirement.

The New Prague Police Department is currently made up of 10 sworn officers with a Chief, Sergeant and eight patrol officers along with two support staff. The transition plan set forth is a recommendation from staff in an effort to allow for the best continuity of service to the citizens of New Prague as the Police Department can continue to train and develop officers. This process would help in that transition along with having little impact financially on the 2021 budget and allow time to prepare for the 2022 budget.

After much discussion, motion by Seiler, seconded by Jirik to approve *THE PROPOSED TRANSITION PLAN INCLUDING: AN APPOINTMENT OF A DETECTIVE, ROAD SERGEANT AND THE BACKFILLING OF A POSITION SO AN INDIVIDUAL IS AVAILABLE TO TAKE A ROAD POSITION PRIOR TO POLICE CHIEF GAREIS' RETIREMENT.* All voted in favor. Motion carried (5-0).

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Police Chief Gareis provided the latest COVID-19 update per the Governor's Executive Orders and CDC involving the removal of the mask mandate for both staff working indoors and outdoors. Reviewing the City's COVID Plan tomorrow morning and probably taking away the mask mandate. Wearing a mask for City Employees would no longer be required and is now optional along with customers coming into the City Hall. The Food and Beverage areas can only be at 75% of available capacity at the Golf Course, expecting that could go away by May 28th. Food Service staff and Bartenders are still encouraged to wear masks for the customers' comfort. This also could be discontinued by July 1st. After July 1st, COVID Plans will no longer be necessary and at that time will take away the Emergency Declaration (last meeting in June or first meeting in July?) Police Chief Gareis would be looking at Staff and Council to ask City Attorney Riggs on how to proceed with going back to face to face meetings per the latest updates. City Attorney Riggs explained the process would be the same as the City Council's in person meeting this evening. The Governor still encourages distance learning but encourages hybrid meetings and the board and commissions to offer both options (if possible). Mr. Riggs indicated the offering both options is not required or mandated, just suggested.

Mayor Jirik made the following recommendations to fill the proposed Board and Commission vacancies with an effective appointment date of June 1, 2021.

EDA (Two Vacancies):

- 1 Full, 6-Year Term from June 1, 2021- May 31, 2027 - Troy Pint
- 1 Partial, 5-Year Term from June 1, 2021-May 31, 2026- Brent Quast

GOLF (Four Vacancies):

- 3 Full, 3-Year Term Vacancies from June 1, 2021 - May 31, 2024 - Adam Brister, Rich Carlson & Jason Thesing (Subject to verification of employment issue with the City.)
- 1 Partial, 2-Year Term Vacancy from June 1, 2021- May 31, 2023 - Tom Mach

PARK BOARD (Four Vacancies):

- 1 Full, 4-Year Term from June 1, 2021 - May 31, 2025 - Brian Molitor
- 1 Partial, 3-Year Term from June 1, 2021 - May 31, 2024 - Alan Hansen
- 1 Partial, 2-Year Term from June 1, 2021 - May 31, 2023 - Open
- 1 Partial, 1-Year Term from June 1, 2021 - May 31, 2022 - Open

PARK BOARD YOUTH (One Vacancy):

- 1 Full, 1-Year Term from June 1, 2021 - May 31, 2022 - Hailey Calliguri

PLANNING COMMISSION (Two Vacancies):

- 1 Full, 4-Year Term from June 1, 2021 - May 31, 2025 - Dan Meyer

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Bruce Wolf - 1. Asked when the County Assessor could partake in a Council meeting? Mr. Johnson mentioned this would be Michael Thompson from Scott County and he would connect with him about attending one of the upcoming Council meetings to address why Residential numbers went up and Commercial numbers are down? Also, wanted to thank the Police Department and EMS/North Memorial for their service to our community.

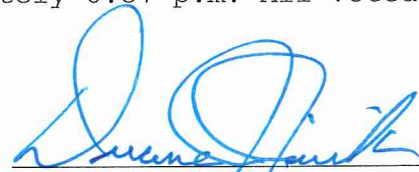
Mike Johnson - Referred to the Moody's materials within the packet.

There being no additional business, motion by Seiler, seconded by Bass to adjourn the meeting at approximately 8:57 p.m. All voted in favor. Motion carried (5-0).

ATTEST:



Michael J. Johnson
City Administrator



Duane J. Jirik
Mayor