

City Council Proceedings

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

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City Council Meeting
Monday, March 20, 2017

Mayor Nickolay called the Meeting to order at 6:00 p.m. with the following members present: Nickolay, Bruzek, Jirik, Ryan, Tuma

Staff Present: Mike Johnson, Ken Ondich, Jim Gareis, Glen Sticha, Bruce Reimers, Mary Jo Hruby and Deb Wegner

It was moved by Nickolay and seconded by Bruzek to approve the Agenda. All voted in favor of the motion. (4-0)

It was moved by Nickolay and seconded by Ryan to approve RESOLUTION #17-03-20-01 RESOLUTION RECOGNIZING MARY JO HRUBY'S RETIREMENT. All voted in favor of the motion. (4-0)

City Administrator Johnson presented a plaque to Mary Jo Hruby recognizing her for serving the City of New Prague in the positions of Secretary - Billing Clerk in Administration Department and later promoted to Planning Clerk. Mary Jo's talents, customer service skills and work experience over the past 22+ years will be tremendously missed by everyone who has worked with her, as well as anyone from the public who has needed her assistance. Mary Jo will be retiring on March 31, 2017.

* Council Member Jirik arrived at 6:02 p.m.

Brian D. Gjerde, Principal Managing Partner of I&S Group, Inc. discussed the delay of the New Prague Memorial Park Baseball Field - 2017 Improvements in part by the State and City Inspector regarding provisions in the state building code addressing handicap accessibility to the Press Box.

Gjerde indicated that plans and specifications have been completed and ready for bid and consist of the following: Plaza Area for Fans, New Dugouts and Press Box, Two New Light Poles, New Backstop Netting, and New Fencing. Due to piping, size, and coverage the current irrigation system will be abandoned and replaced with a new irrigations system which was not included in the plans. The new field irrigation system is to be bid separately. Bids are due April 13, 2017 with consideration of award by the City Council during the regular City Council meeting on Monday, May 1, 2017. Anticipated date to start construction is July 10, 2017.

It was moved by Nickolay and seconded by Bruzek to approve the RESOLUTION APPROVING PLANS AND SPECS AND ORDERING ADVERTISEMENT FOR BIDS. All voted in favor of the motion. (5-0)

City Administrator Johnson reviewed the "Revised" Second Amendment To and Close-Out of Contract for Private Development between the City of New Prague, Scott County, Independent School District #721 and Chart Inc. After reviewing the final contract, Chart, Inc., requested several revisions to the contract. Noted changes were addition of the word "Revised" and date of "20th", and several other deletions or additions of words in the contract. City Attorney Riggs has reviewed these proposed changes and is recommending that the City approve the

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"Revised" contract along with changes to page 1 and dates on each of the pages. With that said, the City will Close-Out the Final Agreement and send to all parties and prepare the legal billing for preparation of all the documents related to the Second Amendment and Close-Out/payback of \$173,628.72 identified by 2C on page 6. There should be no additional Agreement.

It was moved by Bruzek and seconded by Ryan to approve the "REVISED" SECOND AMENDMENT TO AND CLOSE-OUT OF CONTRACT FOR PRIVATE DEVELOPMENT. All voted in favor of the motion. (5-0)

It was moved by Nickolay and seconded by Tuma to approve the following consent agenda items:

- A. Approve March 6, 2017 and March 13, 2017 Meeting Minutes
- B. Approve Claims for Payment
- C. Approve Calvary Church Event in Memorial Park on July 27, 2017.

All voted in favor of the motion. (5-0)

City Administrator Johnson informed the Council that Senator Draheim and Representative Vogel met at City Hall on Saturday March 18, 2017 at 10:00 A.M for a town meeting. Various topic of discussion were healthcare, schools, budgets, pensions, social security and a number of federal level questions that impact State Legislation and there were 50+ individuals in attendance at the meeting.

Council member Ryan talked about the TIF Senior Housing Project. Ryan wanted to make it clear that he is not against the Senior Housing project but that the language is unclear. Some kind of language should be stated that it is for Seniors 55 and above and that 20% of the TIF money is put aside for housing or more should be placed in the contract for affordable housing for seniors. Ryan questioned if the developer or seller could not fill the units would they be filled with non-seniors. The citizens have the right to know and the language should be stated clearly.

Council Member Bruzek stated that the Senior Housing has been designed for elderly seniors that are dealing with health issues in addition to being 80 years of age and/or above, senior citizens who are looking at quite a change in life and that is why this building is being proposed. This housing also provides memory care and assisted living. Note this can be for any senior person but it is leaning towards senior citizens that likely have some health issues.

Council Member Tuma asked for clarification of the financial source regarding senior housing and whether it is senior housing or not. City Administrator Johnson stated that under the definition of Minnesota law using the financing under the Senior Affordable Housing Tax Increment rules for the use of housing for seniors, in order to use that financing source the developer or project owner is required put aside 20% of units to individuals

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or families whose annual income is 50% of the County's median income. For a single person that income is approximately \$25,000 and \$28,000 for a family of 2 or more. Annual income is the determining factor for eligibility of the affordable housing.

It was moved by Nickolay and seconded by Ryan to adjourn the meeting at 6:32 P.M. All voted in favor of the motion. (5-0)

Charles L. Nickolay, Mayor

ATTEST:

Michael J. Johnson
City Administrator