

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



City Council Meeting
Monday, June 20, 2016

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, Mary Jo Hruby

It was moved by Nickolay and seconded by Bruzek to approve the Agenda. All voted in favor of the motion. (5-0)

Mayor Nickolay formally recognized and thanked Cory Magnuson for his volunteer service to the Park Board and presented a Certificate of Appreciation to Mr. Magnuson for his 2 years of service.

City Administrator Johnson informed the Council that on June 20, 2016, the EDA adopted an EDA Resolution approving Sale of Land and Purchase and Development Agreement between the Authority and Sahler Properties, LLC. The property is Lot 1, Block 1, New Prague Business Park 11th Addition. The lot is 2.59 acres in size and proposed to be purchased for \$170,000. The purchaser of the property is Sahler Properties LLC and their President is Ms. Jennifer M. Sahler. Ms. Sahler is currently the owner of and operator of Dispatch Trucking near Elko New Market. Ms. Sahler is proposing to build an 8,000 square foot building that will be used for her trucking/dispatch operation/office facility. Mr. Johnson informed the Council that on June 17, 2016 he received word from the Real Estate Agent for Ms. Sahler that Dispatch Trucking needed to temporarily put the project on hold. They want to possibly look at some other options as they look at soil correction issues associated with this parcel. Mr. Johnson informed the Council that the City Attorney advised the EDA Board and the City Council to consider approving the Resolution Approving Certain Actions by the New Prague Economic Development Authority. The Buyer has submitted an executed Agreement and by signing the Agreement, the Buyer would still need to perform their due diligence under the Agreement terms, or the closing would not occur.

It was moved by Nickolay and seconded by Bruzek to approve RESOLUTION #16-06-20-01 RESOLUTION APPROVING CERTAIN ACTIONS BY THE NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY. All voted in favor of the motion. (5-0)

City Administrator Johnson reviewed the program outline for Small Cities Development Program in the Downtown. The City of New Prague received a loan payment of \$300,000 from the State Grant Funded Westgate Townhouse Project in early 2015. Funding for this project was a grant to the City from the Minnesota Department of Employment and Economic Development (DEED) back in 2008 that was then loaned to the Southwest MN Housing Partnership (SWMP) in 2009 as a 30 year no interest loan to re-finance improvements to the Westgate Townhomes. The loan was repaid to the City early in 2015 after refinancing of the project by the SWMHP. City Staff and the EDA have been looking at various ways to re-utilize these grant proceeds to assist the downtown business community in undertaking commercial rehab to improve the physical condition and appearance of buildings, address safety and deteriorating building conditions and to potentially improve the tax

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base of properties following improvements. At the June 8, 2016 EDA meeting, the Board came up with an outline of the proposed Small Cities Program for the downtown and is recommending approval of the program by the City Council.

Chelsea Elger from Southwest Minnesota Housing Partnership provided an overview and outline of the Small Cities Program for the downtown. The New Prague Small Cities Development Program effort will focus on commercial and rental rehabilitation by targeting rehabilitation funds to downtown buildings, including mixed use properties with rental units. If accepted by the Council, a notice of a community meeting will be sent out to the property owners in the area for a meeting on July 20, 2016 at 5:30 p.m. at City Hall.

It was moved by Jirik and seconded by Tuma to approve the program outline for Small Cities Development Program in the Downtown and hold a community meeting for the downtown businesses on Wednesday, July 20, 2016 at 5:30 p.m. at City Hall. All voted in favor of the motion. (5-0)

Planning/Community Development Director Ondich reviewed with the Council Ordinance #290 An Ordinance Rezoning certain properties to the RM Medium Density Residential Zoning District as proposed by Witt Properties in the Eastland plat. The changes would remove some land from B-2 Community Commercial Zoning to RM Medium Density Residential as well as some single family lots to RM Medium Density. The City Council introduced the Ordinance at their June 6, 2016 City Council meeting.

It was moved by Nickolay and seconded Bruzek to approve the introduction of ORDINANCE #290 AN ORDINANCE REZONING CERTAIN PROPERTIES TO THE RM MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS PROPOSED BY WITT PROPERTIES, NEW PRAGUE, MINNESOTA. All voted in favor of the motion (5-0)

City Administrator Johnson reviewed with the Council the Joint Powers Agreement with the New Prague School District No. 721. Article II "Advisory Board" states the six member board have three members appointed by the City and 1 ex-officio member who shall be the City Administrator. The Council will appoint the three appointees at the July 5th City Council meeting.

It was moved by Nickolay and seconded by Ryan to approve the Joint Powers Agreement Regarding the Construction and Operation of an Indoor Pool Facility at the Central Education Campus, the Operation of the Outdoor Pool Facility on Lexington, and the Operation of the Summer Recreation Program. All voted in favor of the motion. (5-0)

Police Chief Gareis recommended to the City Council the appointment of Ms. Tammy Borgheiinck to the Police Officer position with an effective starting date of July 5, 2016. Because of Ms. Borgheiinck's experience, training, demeanor, and personality, she would make a great addition to the New Prague Police Department.

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It was moved by Jirik and seconded by Tuma to appoint Tammy L. Borgheinck as Police Officer. All voted in favor of the motion.
(5-0)

Police Chief Gareis reviewed with the Council the Dragon software hardware. Dragon software allows for speech (dictation) to be turned into text. Mr. Gareis stated his intention is that Dragon will reduce transcription time and allow officers to have access to report documents once dictated. Officers will then be able to review and correct the report before submitting it for continued processing. This will reduce transcription time allowing our typist to complete statements related to cases with much less typing being spent on general reports. Mr. Gareis stated that this is an unbudgeted purchase at this time and asks for a budget amendment to utilize forfeiture funds to cover the cost. The cost is \$8150.00 to purchase licenses and hardware. This includes updates and upgrades and 24 hour technical support (\$125.00 annual fee per license). A budget amendment for the purchase of Dragon software hardware will be made in Crime Prevention Fund.

It was moved by Nickolay and seconded by Ryan to approve the purchase of Dragon software hardware equipment and approve 2016 budget amendment to Crime Prevention Fund. All voted in favor of the motion.
(5-0)

Mayor Nickolay recommended the re-appointment of Jay Schoenebeck to the Golf Board and the appointment of Den Gardner to the Golf Board.

It was moved by Tuma and seconded by Ryan to re-appoint Jay Schoenebeck to the Golf Board and appoint Den Gardner to the Golf Board. These are 3 year terms with terms expiring May 31, 2019. All voted in favor of the motion. (5-0)

An appointment to the Park Board will be made at the July 5th City Council meeting after review of the applicant(s).

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

- A. Approve June 6, 2016 Meeting Minutes
- B. Approve Claims for Payment
- C. Approve New Prague Gymnastics Club Minnesota Lawful Gambling LG220 Application for Exempt Permit for May 16, 2017 at the New Prague Gymnastics Club, 200 12th Street NE
- D. Memorial Park Cabin accessory building permit fees waiver request by the New Prague Park Board.

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

Planning/Community Development Director Ondich informed the Council that the Opt Out Ordinance for the Family Health Care will be on the Council Agenda the 1st meeting in August for Introduction. The League determined it is a zoning related matter so it first has to have a Public Hearing by the Planning Commission.

City Council Proceedings

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Council Member Tuma suggested adding to the 2017 Budget list welcome signage coming into the City.

Council Member Jirik stated concerns and asked about the Intersection of Hwy 21, 6th St. NW & County Road 37 if improvements will be done. Planning/Community Development Director Ondich informed her that a traffic study had been done and it did not identify any improvements are needed until 2019. He stated it will be revisited as needed.

Council Member Jirik provided an update of the League Conference she attended.

It was moved by Nickolay and seconded by Bruzek to adjourn the meeting at 7:30 p.m. All voted in favor of the motion. (5-0)

Charles L. Nickolay, Mayor

ATTEST:

Michael J. Johnson
City Administrator