

Glyndon City Council

10/24/2018

6:30 p.m. Regular Council Meeting

City Hall Council Chambers

1. **Call to Order:** Mayor Cecil Johnson called the meeting to order at 6:30 p.m.
2. **Roll Call:** Council Members Present: Dave Owings, Justin Schreiber, Joe Olson and Kimberly Savageau; Police Chief Mike Cline, City Clerk Wendy Affield, Administrative Assistant Susan Dayley, and City Engineer Kris Carlson.

As Per Sign in Sheet: Jane Qualey and Jim & Leslie Sullivan.

3. **Motion to Approve Consent Agenda**
 - a. Minutes - 10/15/18 Public Hearing – Proposed Assessments for Southview Addition
 - b. Minutes – 9/26/18 Council Meeting
 - c. Approve Resolution of Payments –A motion was made by Justin Schreiber to approve the Consent Agenda, seconded by Kimberly Savageau. All in favor.
Motion Carried.

4. **Additions to Agenda**
 - Discussion of County Commissioner Roundtable Meeting – Dave Owings
 - Lugo Property – Mayor Johnson

5. **Motion to Approve Agenda**

A motion to approve the 10/24/2018 Agenda was made by Joe Olson, seconded by Kimberly Savageau. All in favor.
Motion Carried.

6. **New Business**
 - a. **Approve Resolution 2018-18 A Resolution Adopting Assessment of the Cost for Improvement No. 16199 Southview Addition** – Kris Carlson began with an update from the previous Public Hearing. There were several discussions between Mr. Richards, Mr. Sullivan, and himself, in which they agreed to split the assessment costs 50/50 for the water and sewer section connecting the two developments. City Attorney Ken Norman suggested both parties sign a waiver stating they are not contesting the assessments. Carlson recommends adopting the assessments as proposed. Carlson informed Affield he wants to update the lots and blocks with the parcel numbers before being recorded at the County, this way there is no confusion between the Charleswood and Southview Additions. A motion was made by Dave Owings to Approve Resolution 2018-18, A Resolution Adopting Assessment of the Cost for Improvement No. 16199 Southview Addition, seconded by Kimberly Savageau. All in favor.
Motion Carried.

b. Discussion Concerning City Prosecution Services 2019 Increase – *(Decide to stay with the City of Moorhead Contract or work with other Cities to hire a Prosecutor together)* - Mayor Johnson stated he had a discussion with the City Manager of Dilworth, Peyton Mastera, who was going to contact Pam Foss regarding this issue but has not heard back from him. Mayor Johnson announced Lisa Jetvig, City Clerk/Treasurer from the City of Hawley, is organizing a

meeting with Chris Volkens, Moorhead City Manager; also inviting the cities of Barnesville, Dilworth, Glyndon, Hawley and Moorhead on Monday, October 29, 2018 at 4:30 p.m. in Moorhead City Hall. Affield explained the purpose of this meeting is to discuss options for prosecution services and determine to either stay with Moorhead, collaborate with other cities, or hire our own prosecutor. The contingents involved with this contract renewal consider the new contract is being presented with a minimal amount of time to examine. Affield stated there was to be a 90-day notice to review the contract. Chief Cline added the City is currently paying \$9,935 for prosecution services, with the new contract it would increase to \$12,915. The 2019 number is set at \$10,500 but if needed, the City could fit this into the budget, it would be a 23% increase from what the City has budgeted. Cline explained, the fact is, the service is undesirable because of the poor quality of workmanship. Cline has visited with other local agencies dealing with the same issue. With e-services available to the police departments, the County Attorney's office does not have to do as much work. With that being said, we are getting less service for our money, service is poor, they are not prosecuting cases and the quality of work needs significant improvement. Cline reported the Glyndon Police Department has issued 432 citations for the year, 265 have been referred, which means there are 167 that have not been processed. The City has referred many criminal complaints to be processed but currently, only 32 have been prosecuted. Cline added he is currently involved in a case that was filed in 2016, it is now in the trial process and has had cases dropped for no reason that should have been prosecuted. Cline mentioned the County Attorney stated they are charging more for services in order to hire additional quality attorneys. There is a great deal of staff turnover in the County offices. Savageau stated, there is staff turnover everywhere, it is hard to pinpoint necessarily on that. Affield mentioned the deadline for the contract is November 15, 2018. Owings asked Chief Cline if he has a recommendation for a prosecuting attorney in the event the City were to hire their own. Cline responded he does not have a recommendation at this time. Mayor Johnson informed Council it is mandatory the County Attorney prosecutes all felony and some gross misdemeanors cases, this does not include petty misdemeanors, like speeding tickets. Owings concluded we will have to wait and see what the meeting on October 29, 2018 brings to the table before we can decide our next step.

7. Old Business/Unfinished Business

a. Project Update from Kris Carlson – No updates.

b. US/Solar Discussion – Jane Qualey – Ms. Qualey reported she has been working with the County to pass a solar ordinance in which they are moving forward with a Public Hearing. The final vote will be held at the County Commission meeting on November 6, 2018. Qualey stated US/Solar offers a residential program alongside the commercial program. Qualey reported if the City decides to register for the solar program through Xcel Energy, the City would save approximately \$2,000 per year, approximately \$47,000 over the course of the 25-year contract. Mayor Johnson asked why the contract is for 25 years. Qualey responded it is the same for everyone involved in the solar gardens, Xcel is also in a contract to buy the electricity for 25 years, we are making payments to our land owners for 25 years, this is how the program was essentially structured. Qualey asked Council to think of it as a fixed savings for 25 years, you do not have to do anything, they maintain the gardens. Schreiber questioned what happens after the 25 years have expired. Qualey stated the leases with landowners have the option to be extended and business will continue as usual. After 25 years, the gardens will be at 80% production. Contracts with landowners and subscribers will be renewed at that time as well. Qualey relayed US/Solar has 5 confirmed signed leases on plots of land for the solar gardens. After the ordinance is passed at the County level, Qualey will promote the program to fill the gardens and hopefully, develop more in the future. Each solar garden is 5 megawatts and consists of 8-10 acres of land located along Highway 9 near to Felton. The grid will be connected into a 3-phase

substation along the northern end of Highway 9. Qualey confirmed the agreement presented tonight is only for the City of Glyndon's infrastructures; residents in the community will be approached separately and given the option to register individually. Affield confirmed the City receives twenty (20) monthly statements from Xcel, not all include electricity usage, some are only for gas. Council questioned whether Red River Electric is involved with this program. Qualey stated Red River Electric offers programs of their own. Schreiber inquired whether the City has a Red River Electric account for services. Affield confirmed the City does for the lights and lift station located in the south section of Glyndon. Affield reconfirmed the savings for the solar energy will come from Xcel Energy accounts. Olson wondered if Qualey would be contacting residents individually. Qualey stated in some areas she will be going door to door, host events, and send information in the mail. Affield added, the City could put information regarding the solar program in the newsletters included with the monthly utility statements. Affield reported she contacted a few US/Solar subscribers for references. Salt Lake, Minnesota replied stating they have seen just over \$1,000 worth of savings in eight months. Affield informed Council Rogers, Minnesota's solar garden is still under construction. Schreiber asked if the garden is down for maintenance or not in service, does the subscriber continue to pay. Qualey confirmed you pay the subscription rate if the garden is producing electricity, when you are receiving your bill credit, you do not pay if the garden is not in production. Mayor Johnson wants to know how durable the panels are. Qualey stated the durability is aimed at equivalent to throwing a softball at 90 mph, they are not easy to break. Savageau wondered if you can break the 25-year contract. Qualey responded the subscriber would continue to pay the payments until someone else took over the contract. Subscription rates are .0933 per kwh paid to US/Solar, in turn the City will receive bill credits from Xcel Energy at the rate of .1033 per kwh. Qualey confirmed there are no maintenance costs to the City and Xcel is not taxing subscribers on this program. If you have bill credits left over at the end of the year, the subscribers will receive a refund check from Xcel Energy. Schreiber questioned if a resident subscribes to the program, sells their house and the new owners do not want to participate in the program, what will happen. Qualey said that was a very good question, she will need time to look into this in order to give us an answer. Historically, the solar subscription stays with the Xcel account if moving into another solar area. Qualey stated she will address the cancellation policies when moving out of residential areas. The current cancellation procedure is to give notice and if you are not able to find a replacement to take over the subscription, there would be a charge to dissolve the contract. US/Solar's goal is to have 20% of residential subscribers in each solar garden and if by chance they do not fill the garden and do not build, the contract is null and void. Qualey added the goal is to have enough subscribers to build 5 solar gardens, she added future solar rates from Xcel will be paying out less, so now is a great time to sign up. Mayor Johnson questioned how the electricity is separated from the gas. Qualey stated it is separated by Xcel meters and once it hits the grid, it is all the same. Affield discussed changes to the agreement requested by the City Attorney. A motion was made by Joe Olson to approve the Agreement with US/Solar for a subscription lasting 25 years, contingent upon specific changes in the contract, seconded by Kimberly Savageau. All in favor.
Motion Carried.

c. 418 2nd Street Discussion – Affield informed Council and staff Mr. Sjothun stopped by the office and requested a water meter, which he has paid for. After discussions with the City Building Inspector, Steve Schroeder, and Scott Lofgren, they will not approve the release of a water meter until the plumbing is inspected. Dayley explained in her conversation with Mr. Sjothun this past Friday, he indicated the plumbing is laid out in the basement but not roughed in. Affield reported Lofgren did perform a pressure test in the house but not where the curb stop meets the City services because it was not dug up in order for it to be inspected. Lofgren requested an agreement be created for the person who performed the plumbing work at Sjothun's

in the event there is a problem. The agreement would state the City will not be responsible for repairs if there is a problem, Sjothun or the plumber will be responsible. Discussion among Council and staff determined Olson will contact Tom Paschke from Key Contracting to guarantee the line was installed correctly or to receive a warranty of some sort. Affield confirmed all the vehicles on the property are licensed and insured. Affield conversed with City Attorney, Ken Norman who feels it would be best for the City to wait for the tax forfeit process that will start in January 2019, due to taxes not paid on this parcel for the past four years. Affield informed Council there is still a chance the property will not go into tax forfeit. It was determined there is no heat in the house and Schroeder will not approve a water meter to be connected until there is heat installed in there. Sjothun disclosed to Dayley the trusses for the house are in but have not been delivered. Owings stated the water line needs to be dug up so it can be properly inspected according to the rules and regulations of the City and State.

Additions to the Agenda:

➤ **Lugo Property** – Mayor Johnson stated he contacted Anna Amaya asking if they would consider selling the property at 202 Eglon Avenue and she responded, she would think about it. Ms. Amaya later contacted Mayor Johnson asking what the City would be willing to offer. Discussion among Council determined with all the issues and hoops to go through in order to purchase the house, the City needs to contact Bruce Jaster, Clay County Director of Environmental Health to condemn the house. Mayor Johnson and Affield will contact the City Attorney on the Council's decision to move forward on this project.

➤ **Discussion of County Commissioner Roundtable Meeting** – Dave Owings reported ideas transpired from discussions with Council members of surrounding towns. Councilman Shawn Mork and Mayor Jim Joy from Hawley, Dave Owings and Kimberly Savageau had a discussion that if we pooled our resources together, we would possibly get better bids for different types of street work, such as seal coating. Owings mentioned a joint cooperation taskforce could be organized for these types of projects. Owings would like the City to sponsor a meeting presented by two Council Members or open it up to the public before the end of this year. Owings suggested to pick a date and send out invitations to surrounding communities. Savageau explained some cities seal coat the entire city at one time, which is not an option for Glyndon. Owings suggested to meet quarterly to discuss such things as sharing costs, training, and information on projects they have worked on for their city. This is also a way of promoting each other's community. Mayor Johnson commented he is in favor of working together with other cities. Chief Cline informed Council his department does training with the Hawley PD to help save on costs. Affield will gather information to organize a meeting.

8. Department Reports / Committee Reports


- a. **Mike Cline, Police Chief** – Nothing at this time.
- b. **Bob Cuchna, Fire Chief** – Absent
- c. **Scott Lofgren, Maintenance/Public Works Supervisor** – Absent – (*Affield spoke on his behalf*) – Affield reported Johnson Park had been vandalized. Chief Cline explained Lofgren had the bathroom water turned off and doors locked for the winter. Someone popped the lock on the men's bathroom and has been using the toilets with no water to flush. Canned food was thrown all over the building and tables flipped over. Chief Cline stated there has to be a dependable security camera installed to catch the vandals. Lofgren has since installed hasp locks on the bathroom doors. After discussion, Council and staff agreed to purchase a security camera. Cline believes the destruction took place over this past weekend. Affield stated Lofgren would be hiring an outside company to clean the bathroom. Cline reported the crosswalk sign was knocked down by a truck after 10:00 p.m. on Saturday night.

d. Wendy Affield, City Clerk – Affield relayed Lofgren contacted the City of Dilworth for information on who cleans their Community Center. Affield requested a quote from the company and was informed they are not interested in the deep cleaning job. Savageau feels since Nutrition Services is no longer preparing meals in the center it should be cleaned annually. Affield will research who cleaned the stove hood, contact them, and go from there.

9. Open Forum –

10. Miscellaneous Announcements –


11. Adjournment - A motion was made by Justin Schreiber to adjourn at 8:20 p.m., seconded by Kimberly Savageau. All in favor.
Motion Carried.



Cecil Johnson, Mayor



Susan Dayley, Administrative Assistant



Wendy Affield, City Clerk

October 24, 2018 Glyndon City Council Minutes