

**SAUK CENTRE CITY COUNCIL
SAUK CENTRE PUBLIC UTILITIES COMMISSION
JOINT MEETING
WEDNESDAY, JANUARY 17, 2018**

1. CALL TO ORDER

The Joint Meeting of the Sauk Centre Public Utilities Commission and the Sauk Centre City Council was called to order on Wednesday, January 17, 2018 at 5:15 P.M. by Mayor Stone. Present were Mayor Warren Stone, Council Members; David Thomas, Keith Johnson, Diane Kelly, and Heidi Leach. Members of the Public Utilities Commission David Thomas, President and Commissioners; Mark Roberg and Ted Spanier. Also present were City Administrator Vicki Willer, Superintendent Paul Hoeschen, Water/Wastewater Supervisor Bauer, Matt Zinniel, Public Works Supervisor, and Chuck Boser, City Engineer from Stantec. Absent was Commissioner Walz.

2. APPROVAL OF AGENDA

The Agenda was approved by General Consent with one addition submitted by Ted Spanier to add discussion on Railroad Property Potential Rezoning.

3. 2018 HOSPITAL AREA CIP PROJECT

Administrator Willer explained that the CIP Project for 2018 is still proceeding. The 12” trunk line loop up Main Street is included as part of the project as well as extending municipal sewer up from Country Club to the Flowers/Hartmann parcel just north of Fairway Pines. Willer went on to explain that there have been conversations with representatives of the golf course regarding the proposed assessments and also looking at ways to utilize an easement on the golf course for storm water to save costs and which could be exchanged for some assessments costs. These discussions are ongoing. The project is expected to be split into two years as long as the part of Main St. north of Country Club stays in the project. If the project reverts to the original Base project, it could be accommodated in one year. Decisions on the final scope of the project is expected to occur at the first Council meeting in February.

4. METERING UPDATES

Superintendent Hoeschen updated the group on the metering project for both electric and water. This is a two to three year project. The electric meter updates will be accomplished sooner because the meters are on the outside of the buildings. Bauer explained that the water meters are generally located in basements so access needs to be arranged with the homeowner. The water meters will be updated by target area by meter reading route “books”. The newer area east of town is mostly completed. The next target area is likely the Getty Street area. With the new system, meters will be read remotely and problems can be identified almost immediately.

5. SALES TAX

Administrator Willer stated that she would propose that the Sales Tax Referendum be placed on the ballot for November of 2018. Updated information is being gathered on the potential funds that can be raised by the imposition of the tax. The use of the Sales Tax revenue would be for infrastructure replacement with the first project being the T.H. 71 reconstruct in 2024. It will be important for all representatives of the City and Public Utility champion the cause or a substantial property tax increases and/or utility increases will be needed to fund the project.

6. LED STREET LIGHTS

Public Works Supervisor informed the Boards that he and Electric Supervisor Egan have been working on a plan for LED Street Lights. All the decorative lights on Main and Sinclair Lewis have been converted to LED. (From 150 watts to 54 watts). New lights for all the remaining street lights (Cobra Head Style) on Main have been ordered and will be installed in the coming months. Following that, new retrofits for the residential lights are being reviewed. Willer explained that a spreadsheet is being compiled outlining all the lights replaced and the savings and will be provided at a later date. The savings to be realized are both from an electrical usage standpoint and also from a maintenance standpoint due to increased longevity of the lights.

7. PAVEMENT RATINGS AND WATER/SEWER INFRASTRUCTURE MAPPING

Willer provided draft maps with the City's Pavement Ratings and the Water/Sewer installation maps by decade. After review and tweaking of the Pavement Rating Maps, they will be merged with the water/sewer and will be a planning tool for future Boards to make decisions on project priorities.

8. SPUC PAY EQUITY IMPLEMENTATION REPORT

The Sauk Centre Public Utility Commission members reviewed the Pay Equity Report previously prepared for year end 2017 for submittal to MN Pay Equity.

A motion was made by Commissioner Spanier and was seconded by Commissioner Roberg to approve the Pay Equity Report. A vote being recorded as follows: For: Commissioners Spanier, Roberg and Thomas. Against: None. Absent: Walz. The motion passed.

8.5 RAILROAD PROPERTY

Commissioner Spanier updated the Council on the need for a potential rezoning to Industrial of the parcel they recently purchased directly behind their office on 1st St. S. They plan for a warehouse with a potential future switching station. The immediate need is for the warehouse; however, current zoning requires a larger setback than they anticipated since they would like to line up the building with the existing building across Pine St. and also, they have a powerline and sanitary sewer easement that limits the buildable area. Administrator Willer stated that the current zoning allows for the warehouse with a potential future switching station by Conditional Use Permit. Changing the zoning to Industrial would not change the setback requirements and

would be looked at as potential spot zoning. Also, the Comprehensive Plan and the Utility's Plan are conflicting for the purposes of a switching station which should be addressed at a future date. In the meantime, it was suggested that the Utility have the proposed warehouse building placed on the Survey and bring that in for review so a plan forward of a potential variance can be made.

9. ADJOURN

With no further business, Mayor Stone adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Mayor Warren Stone

City Administrator Vicki Willer