

**MINUTES of the ST. CHARLES CITY COUNCIL  
for Tuesday, September 28, 2010 held at 7:00 p.m. at  
830 Whitewater Avenue,  
St. Charles, Minnesota**

**MEMBERS PRESENT:**

Councilmen:  
John Schaber  
Dave Braun  
Orv Dahl  
Wayne Getz  
Mayor Bill Spitzer

**STAFF PRESENT:**

Nick Koverman, Administrator

**OTHERS IN ATTENDANCE:** Mike Bubany (David Drown & Associates, Craig Hilmer (St. Charles Press).

**1. ESTABLISH QUORUM/CALL TO ORDER**

Quorum was established with Mayor Bill Spitzer calling the meeting to order at 7:00 p.m.

**2. PLEDGE of ALLEGIANCE**

**3. APPROVAL of the AGENDA:**

**Motion to Approve: Wayne Getz**

**Seconded by: John Schaber**

**Motion declared carried**

**4. Notices and Communications:**

None to report

**5. Review of Financials**

Mayor Spitzer questioned some of the enterprise funds, but noted that revenues had not caught up to expenditures.

**6. I-90 Commercial/Industrial Business Park – Mike Bubany.** Mr. Bubany led the Council through a discussion that outlined that shortly after the loss of North Star Foods the Council had determined that a \$2 million project would be necessary in order to rebuild that company. He highlighted that proceeds or debt going offline would be used to generate over half of the project costs at \$1.25 million for the next 20 years, which would keep the tax impact at the current level. He detailed how the City has received an additional \$50,000 from the State toward this project, has roughly \$400,000 in a pre-existing TIF District that may be used to help in the costs, and that the City currently has a \$500,000 grant application to DEED to aid in construction costs. The remaining portion to be funded was \$446,000. The impact to residents would be roughly \$12.76 a year for every \$100,000 of property value. This does not take into account any land sales or business being built to help pay the payment. The property tax rate would remain under 35 percent with all the factors included, which is where the City has been able to sustain. The Council agreed that the discussion helped to outline the impact and costs. The cost per square foot was also very favorable for the City because it is much less than the \$2.50/square foot as the going rate. The rate for the St. Charles project given all the factors would put the price at .98 a square foot. Mr. Bubany then asked the Council to consider, if the numbers made sense, moving ahead with an amendment of the TIF in order to incorporate the areas of expansion. He provided a timeline and proposed cost of \$2,500. If something were to change in the next several weeks there would be no cost, otherwise he could roll the expenses into the TIF. Council agreed that either way they would pursue this TIF amendment. Clm Dahl agreed it would be good to proceed, with Clm. Schaber expressing that it provides the flexibility they may need, Clm. Getz expressed

that it was smart government. Clm Braun agreed. Admin. Koverman also added that beginning the annexation process for the land would be necessary as well.

**7. 2011 Enterprise budgets.** Admin. Koverman highlighted the information in the packet that was requested showing past increases in water, sewer, and electric. He asked that if Council had any questions regarding the 2011 enterprise budgets to either ask them or send them to him for a discussion at the 12<sup>th</sup> meeting.

**8. Floodplain property.** Admin. Koverman highlighted a property at 209 Whitewater Avenue for possible mitigation. Because the structure sits in the floodplain the owner may not replace the structure, but may only repair it. The owner indicated his interest in selling the property. Admin. Koverman had contacted FEMA who would pay 75 percent, while the DNR would pay 12.5 percent with the City being responsible for 12.5 percent. This was the same program utilized to acquire the Brookwood Trailer Park with the exception that the DNR picked up the entire 25 percent of the local cost share. He feared however that due to the recent flooding that funds may not be available. He wanted to first of all gauge interest and then pursue further the option of mitigation. The mayor expressed that it was a positive thing for the community and the Council agreed and expressed the Admin. Koverman should continue to pursue the option.

**9. Yellow Ribbon Community Initiative.** Admin. Koverman highlighted the meeting at the City of Winona and detailed the various partners interested in the program to help veterans and their families. The program would take approximately a year to create, but that partners from numerous agencies were on board. City support of the project was requested and that representatives be selected for a steering committee. Glenn Mueller of the American Legion had expressed sincere interest in this program and Admin. Koverman opened the position to the Council. Admin. Koverman expressed that he would be honored to serve on the committee and as he sees numerous benefits to the community and county. The Council appointed Mr. Koverman to report back to the Council as the representative.

**10. NIMS 400 Attendance.** Admin. Koverman highlighted the he and Kristine Huinker, Jeff Hardtke, and Chief Eckles would be taking the final piece of the NIMS training on October 28 and 29<sup>th</sup>.

*Unscheduled Appearances*

None.

**Motion to adjourn at 7:52 p.m.: John Schaber**

**Seconded by: Dave Braun**

**Motion declared carried.**

ATTEST

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**William J. Spitzer, Mayor**

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**Nick Koverman, Administrator**