



## MINUTES

### COHASSET CITY COUNCIL

305 NORTHWEST FIRST AVENUE

TUESDAY, FEBRUARY 11, 2020

6:00 P.M. CLOSED WORK SESSION

6:30 P.M. OPEN WORK SESSION

7:00 P.M. REGULAR CITY COUNCIL MEETING

### **6:00 p.m. CLOSED Work Session to Discuss Labor Negotiations**

### **6:30 p.m. OPEN Work Session to Discuss Northspan Proposal for Speculation Industrial Building:** Mayor Greg Hagy called the work session to order at 6:30 p.m.

Max Peters reported that the Cohasset EDA have been in discussions regarding a potential spec building project in the Phase II Industrial Park. An anchor tenant, Arrowhead Medical – a Cohasset business, is interested in leasing a 10,000 foot space and there would be additional lease space available. Additionally, there are federal EDA grants available for utility cities that have lost coal fired power plants. Cohasset is eligible to apply for the grant monies because Boswell units one and two have been retired. The proposed project includes a \$2.5 million building, of which \$2 million would be paid for by the EDA grant. The project would be cash flow positive from day one with a tenant ready to move in. The City would TIF the project to pay for the City's portion (.5 million.)

An analysis and feasibility study and an economic impact study are both required in order to apply for the grant. The University of Minnesota is paying for and moving forward with the economic impact study and the City would like to hire Northspan to conduct the analysis & feasibility study at a cost of \$9250. Mayor and City Council voiced their support of the project.

1. **Call to Order:** Mayor Greg Hagy called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

### 2. **Roll Call**

**Present:** Terry Bartz, Tim Carlson, Mary Flinck, Mayor Greg Hagy, & Jason Tabaka

**Absent with Notice:** None

**Non Officio Members:** Assistant Finance Manager Max Peters, & Security Officer Dean Scherf.

3. **Resident Input:** None

### 4. **Approve Agenda**

**Additions:** None

**Deletions:** None

*A motion was made by Bartz/Flinck to approve the agenda as presented. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

*Bartz/Flinck rescinded the motion and amended it to approve the agenda with the following addition: 5I) 5I) Resolution No. 2020-EDA-01. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**4A) ICS Update on the Community Center/Cohasset Elementary School Project:** Site Superintendent Jason Johnson & ICS Senior Project Manager Sean Lewis provided an update. The project is within budget and on schedule. The school is projected to be open for the 2021 school year and the daycare/senior center portion should be open in July 2020. Tours of the project were offered to Mayor and Council. Johnson & Lewis were thanked for their input.

## **5. Administration**

**A. Act on a Recommendation from Planning Commission to Appoint Lucas Thompson to a Three Year Term on the PC:** *A motion was made by Flinck/Carlson to approve the recommendation of the Planning Commission and appoint Lucas Thompson to the Cohasset Planning Commission for a three year term. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**B. Upgraded Terminal Server & Microsoft Licensing Fees:** *A motion was made by Bartz/Flinck to approve the purchase a terminal server and Microsoft licensing fee from Cascade Computers for a cost of \$3,872.82. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**C. Act on Planning Commission Recommendation to Amend Zoning Ordinance Section 10.030 – Definitions and Section 10.1083 – Shoreland Area and Standards Regarding Vegetative Removal in Shore and Bluff Impact Zones:** Zoning Officer Greg Tuttle summarized the ordinance amendments which will be consistent with DNR and State regulations. *A motion was made by Tabaka/Flinck to approve amendments to the Cohasset Zoning Ordinance as outlined above. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**D. Northspan Proposal for Speculation Industrial Building Analysis & Feasibility - Federal EDA Special Coal Fired Power Plant Grant:** *A motion was made by Bartz/Carlson to approve the Northspan Proposal for Speculation and Industrial Building Analysis & Feasibility and approve application of a grant up to the amount of \$9250. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**E. Community Center Contingency Cost Approval:** *A motion was made by Bartz/Flinck to approve payment of an invoice to Casper Construction in the amount of \$49,480.71 for soil correction on the Cohasset Elementary School project. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

It was noted the monies will be paid from the contingency fund which was established in anticipation of these costs.

**F. Acknowledge Letter of Resignation from Assistant Finance Director Jess Piche:** *A motion was made by Carlson/Flinck to accept the letter of resignation from Assistant Finance Manager Jess Piche. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.* Piche's last day of employment will be April 4, 2020. Her letter was accepted with regret and Piche was thanked for her six and a half years of service.

**G. Approve Hiring Process for Deputy Clerk and Assistant Finance Director:** *A motion was made by Carlson/Bartz to approve the hiring process for the above listed positions. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.* It was noted that this item was previously discussed at a Personnel Committee meeting.

**H. Approve Hire of Ben Kilde as Temporary Part Time Meter Reader/Janitor:** *A motion was made by Bartz/Flinck to approve the recommendation of the Personnel Committee and hire Ben Kilde as a temporary part-time meter reader/janitor at a rate of pay of \$19.23 per hour and .5 benefits.*

Councilor Tim Carlson stated this item was previously discussed at a City Council work session and he felt the hire was not done the right way and the position should have been posted. Carlson clarified that the hire would not violate the City's nepotism policy because Public Works Supervisor Duane Kilde will not be his supervisor.

*Voting in favor: Bartz, Flinck, and Hagy; Voting against: Carlson & Tabaka; Absent: None. Motion carried.*

**I. Resolution No. 2020-EDA-01:** *A motion was made by Carlson/Tabaka to approve Resolution 2020-EDA-01 Authorizing an Assistance to Coal Communities Application to the United States Economic Development Administration in the amount of \$2.5 million for the City of Cohasset Speculation Industrial Building Project and to Provide Matching Funds of \$500,000. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.*

**6. Miscellaneous Announcements, Reports and FYIs:** The ice at the rink is good and if any resident wants a snowbank moved please call Duane Kilde (259-3942.)

**All matters listed under consent agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.**

## **7. Consent Agenda**

A. Approve Claims in the Amount of \$318,854.41

- B. Approve the January 28, 2020 City Council Minutes
- C. Acknowledge the PC Minutes – January 8, 2020
- D. Acknowledge the EDA Minutes – January 7, 2020
- E. Approve Cemetery Deed for Cheryl Cook

***A motion was made by Carlson/Tabaka to approve the consent agenda and claims in the amount of \$318,854.41. Voting in favor: Bartz, Carlson, Flinck, Hagy, and Tabaka; Voting against: None; Absent: None. Motion carried.***

Mayor Greg Hagy adjourned the meeting at 7:20 p.m.

Submitted by Deputy Clerk Karen Blair  
Approved: 2/25/2020