

## **MINUTES PUBLIC WORKS BOARD**

**JANUARY 13, 2020**

The meeting was called to order by Chairperson, Keith Hemmesch at 5:00 p.m. Members present were Dave Peschong, Matt Quade, and Neil Herzberg. Jim Freilinger was absent. Advisory Members present were Ron Mergen, Public Works Director and Chuck DeWolf, Bolton & Menk, Inc. Also present was Jacob Hay, IPS Solar Energy Developer.

**Motion was made by Herzberg to approve the minutes from the December 9, 2019 Public Works Board meeting. Seconded by Peschong and unanimously carried.**

### **ELECTION OF OFFICERS**

**Motion was made by Peschong to appoint Hemmesch as Chairperson, Freilinger as Vice Chair, and Mergen as Secretary. Seconded by Quade and unanimously carried.**

### **MEETING SCHEDULE**

**Motion was made by Herzberg to set the meetings for the second Monday of each month at 5:00 p.m. Seconded by Quade and unanimously carried.**

### **HANDICAP PARKING**

A layout of a handicap access was reviewed noting about 30 feet of sidewalk would have to be removed along with a curb cut. The estimated cost would be more than \$10,000.00. Members all agreed this is something that needs to be designed when the downtown street project is being planned.

### **SOLAR LAND LEASE**

Jacob Hay presented and reviewed the proposed land lease agreement for a solar farm on the City property. The following items were reviewed:

- The site identified is the City land north of the ponds, which is 34 acres, of which currently 17 acres is irrigated
- The solar farm size would be 8 to 10 acres
- The lease amount would be \$1,000.00 per acre per year with a 2% increase each year
- They can hook into a 3-phase distribution line close
- Two other sites in the neighborhood are also being proposed
- The development period is for 2 years and the payments start when the solar farm goes on line
- Terms are for 25 years with 2 five-year optional extensions
- Taxes, the City will be responsible for all taxes; however, if taxes increase due to the sole result of the solar facility or reclassification, the company will pay or reimburse the City for such increase
- The site would be fenced at the expense of IPS

- Insurance, IPS will retain personal property insurance
- Security for removal, in case the company or project company defaults, a security fund or escrow is established for removal of the equipment payable to the governing authority

Members discussed the proposal in length also questioning if the City needs this property for future pond expansion. It was reported that any pond expansion will be to the east of the existing ponds.

**Motion was made by Peschong to approve the land lease agreement with IPS and recommend such to Council. Seconded by Quade and unanimously carried.**

### **STREET CIP**

It was suggested that with the City's financial situation the City should propose to seal coat the newer streets and not overlay them. The City will not get the same longevity out of the streets, but will get the City passed the budget impasses for the next 10 years. An updated plan will be brought back to a future meeting.

### **STAMER PROPERTY**

DeWolf reviewed the proposal from Stamer:

- Sale price of \$7,279.00 per acre is up from \$7,000.00 per acre
- \$50,000.00 nonrefundable deposit
- Closing date of March 2, 2020; the City needs to verify with MPCA on the bonding process and the City will likely not meet these dates
- No rent charged in 2020
- There is a \$20,000.00 fee to extend the contract for 30 days
- A three 3-year contract with Stamer with a 3-year extension

Members discussed these demands and noted the City can't meet the closing dates. The other demands are all very one sided and not in favor of the City. It was suggested the City walk away from this proposal and look for other property.

**Motion was made by Peschong to walk away from this proposal and look for other property. Seconded by Quade and unanimously carried.**

There being no further business, the meeting was adjourned at 5:50 p.m.