

**CITY OF EAGLE LAKE  
CITY COUNCIL MEETING  
FEBRUARY 7, 2022**

**CALL TO ORDER**

- Mayor Auringer called the meeting to order at 6:00 p.m.

**ROLL CALL**

- Council Members present: Garrett Steinberg, Beth Rohrich, Anthony White, John Whittington, and Mayor Tim Auringer.
- Staff present: City Administrator Jennifer Bromeland, Police Chief John Kopp, Public Works Director Brian Goettl, Fire Chief Vern Simpson, and Deputy Clerk Kerry Rausch.

**PUBLIC COMMENTS**

- Nita Baker, 11 Broadway, Hanska, expressed her concerns for her granddaughter’s safety if the tenant at 317 LeRay Avenue is evicted. She also asked who would be responsible for paying for abatement of the property in which it was explained that it would be the responsibility of the property owner.

**APPROVAL OF THE AGENDA**

- Council Member White moved, seconded by Council Member Rohrich, to approve the agenda. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.

**APPROVAL OF MEETING MINUTES**

- Council Member Steinberg moved, seconded by Council Member White, to approve the January 3, 2022 and January 19, 2022 City Council meeting minutes. The motion carried with Council Members Steinberger, Rohrich, White, Whittington, and Mayor Auringer voting in favor.

**CONSENT AGENDA**

- Mayor Auringer stated the consent agenda includes a resolution accepting the resignation of Dan Ruschmeyer from the fire department and expressed his thanks for Dan’s 23 years of service on the fire department and for serving as Fire Chief for seven years.
- Council Member Steinberg moved, seconded by Council Member White, to approve the consent agenda.

Monthly Bills	Treasurer’s Report	Police Report
Fire Report	Public Works Report	Building & Zoning Permits
Gambling Report	Resolution 2022-09 Not Waive Tort Liability	

Resolution 2022-10 Disposal  
of City Records

Resolution 2022-11 Resignation of Dan Ruschmeyer from Fire Department  
Audit Engagement Letter

The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.

**PRESENTATIONS**

- None

## **PUBLIC HEARING**

- None

## **OLD BUSINESS**

### 1. 317 LeRay Avenue and Nuisance Abatement

- Administrator Bromeland stated tonight's discussion is a continuation from last month with concern of scrap metal storage.
- Chief Kopp stated that since the last City Council meeting, the stored scrap metal has been removed, he has addressed the issue of parked vehicles in the front yard and that the vehicles have been moved to the side yard. He also stated that all vehicles on the property are currently licensed. Chief Kopp stated he has instructed the property owner and tenant that no scrap materials can be brought onto the property.
- Council consensus is that sufficient progress has been made and that abatement is not needed at this time.

## **NEW BUSINESS**

### 1. TIF Projection for Prospective Housing Development

- Administrator Bromeland stated Troy Schrom, with Schrom Construction, is proposing a 104-unit multifamily housing project in Eagle Lake. The proposed project would include parcel R12.10.18.400.013 (38.7 acres of ag land located within Eagle Lake city limits). Included with the overall proposed housing development would be parcel R39.10.18.400.005 (40 acres of ag land located in LeRay Township). The part of the development for which TIF would be sought is currently located entirely within city limits. Phase 1 would include 56 units – (28) 3-bedroom units and (28) 2-bedroom units. Phase 2 would consist of 48 units – (24) 3-bedroom units and (24) 21-bedroom units.
- Administrator Bromeland continued by explaining in the council packet is the tax increment financing (TIF) projection from Shannon Sweeney, a professional TIF consultant with David Drown Associates. The TIF projection was put together using valuations provided by Ryan Short, Assessment Supervisor with Blue Earth County. Mr. Sweeney notes in his email that the TIF project assumes that Phase 1 would be mostly constructed in 2023 which would generate the first tax increment in 2025; Phase 2 would be mostly constructed in 2025 which would add to the increment generated in 2027; the project would assume a tax capacity rate for a market rate project; and the actual duration for a potential subsidy would likely be less than the full duration provided for in statute. The developer would be required to make units available to people of specific income levels if TIF were provided – 20% of units made available to families at 50% of the area median income or 40% of the units made available to families at 60% of the area median income.
- Administrator Bromeland stated that Mr. Schrom has indicated that the proposed development will not occur but-for the use of TIF. TIF is a method of stimulating economic development. It uses additional property taxes paid as a result of the new development to pay for development. As the property increases as a result of the new development, the increase above the original tax capacity are captured. The taxes paid on the captured value are called increments. The result of a TIF project is an increased tax base that benefits all local taxing jurisdictions. If there is interest in TIF, Mr. Sweeney will assist with reviewing financial projections and negotiating the business subsidy. A public hearing would need to be held.
- Currently, Mr. Schrom has site control of the property via purchase agreement. To begin the platting and rezoning process, application must be made by the title owner of the property.
- Troy Schrom, owner of Schrom Construction, stated he has a purchase agreement for the said property and that he is working on the wetland delineation. He also stated the project design is only a concept plan and that it may change. His primary concern for this project is the cost of materials and supply chain concerns. He explained that this project would address water main looping concerns for Maple Lane and would be developed as part of Phase 1 construction and sidewalk connectivity is being looked at as well.

- Mr. Schrom stated he is looking into single family homes for this development and when asked by City Council stated he would also consider assisted living, if deemed feasible. Staff will look into the Blue Earth County housing study to see if it addresses such needs and share that information with Mr. Schrom.
  - Mr. Schrom stated he uses Lloyd Management to manage his properties and that they are familiar with TIF requirements.
  - Council discussion included this type of development is needed and that slab-on-grade homes are desirable in the marketplace.
  - Intersections along Agency Street will be reviewed during the platting process and would include Blue Earth County since Agency Street is a county road.
  - Council indicated a general consensus to offering TIF and authorized Administrator Bromeland to work with Shannon Sweeney on this. A public hearing will be held in the future relating to TIF.
  - Annexation, rezoning and re-platting will be addressed at a later date and will require a public hearing.
2. Letter from LJP Waste Solutions and Change to Spring Clean Up
- Administrator Bromeland stated that LJP recently notified City staff that curbside pickup will not be an option this year for the spring cleanup due to labor shortages and not having enough drivers to work an extra Saturday. Instead, LJP Waste Solutions is proposing a drop off site on Saturday, May 14<sup>th</sup> from 8am-12pm. In the past, the drop off site has been the parking lot of Lake Eagle Park for the fall cleanup. When the spring cleanup was scheduled as a drop off versus curbside pickup in 2020, City staff fielded a number of calls and emails from residents that expressed frustration with not having a means to transport items to a drop off site.
  - Administrator Bromeland also stated the contract with LJP does not mention about the cleanup being curbside. The City is billed for the cleanup on a per ton basis of refuse delivered to Minnesota Waste Process Company.
  - Council discussion included the desire to have a curbside pickup, if possible, and concern with wait time and traffic flow.
  - Public Works Director, Brian Goettl, stated staff could put up directional signage to assist with traffic flow. Administration Bromeland also stated that in 2020 there was only one truck available for dropped off items, but this year there would be three trucks.
  - Mayor Auringer directed staff to inquire of other companies to see if they would be able to provide curbside pickup for spring cleanup.

## **OTHER**

1. Wabash Valley Shipping Update for Parks Picnic Tables, Garbage Receptacles, and Benches Ordered
- Administrator Bromeland explained that an order was placed on April of 2021 with Wabash Valley for new picnic tables, benches, and trash receptacles for the parks. To date, the order has not been received and instead shipping dates continue to be pushed back. The current shipping date has been set for March 14<sup>th</sup>. This order was placed through St. Croix Recreation, and they will continue to service this order and are willing to provide pricing from other vendors. If the City were to cancel the original order, there would not be a penalty.
  - Brian Goettl, Public Works Director, stated that St. Croix Recreation Fun Playgrounds, Inc. has provided another price estimate for benches, receptacles and picnic tables and the prices have increased dramatically. The original order was to be paid for with capital outlay funds in 2021. The 2022 budget included \$10,000 for ordering more of these items for the parks.
  - Council discussion included the shipping time with the new vendor, which is 45 days. It was discussed that it does not make sense to cancel the original order since it will arrive at some point and that the price is substantially less than current pricing and that the quoted price will be honored.

- Administrator Bromeland stated that she will look to see if grants are available for such a purchase.
- Mayor Auringer asked for clarification, and it was stated that the original 2021 order would remain and that an order for additional benches, picnic tables and garbage receptacles would be placed in 2022.
- Council Member Rohrich moved, seconded by Council Member Whittington, to authorize a 2022 order of park benches, picnic tables, and garbage receptacles, not to exceed \$9,000. The motion carried with Council Members Steinberg, Rohrich, White and Whittington voting in favor. Mayor Auringer voted in opposition.
- Mayor Auringer stated he would like to see department requests such as this presented in a more organized fashion so an informed decision can be made.

## **CITY ADMINISTRATOR REPORT**

### **1. Population Signs Update**

- Scott Thompson, with MnDOT, has informed staff that they typically update the signs along state highways as soon as the Federal government certifies the census numbers. This usually happen at the beginning of the year after the census (January 2021). For various reasons, the certification was delayed. As a result, MnDOT only recently received certified numbers and is in the process of planning their updates. It is anticipated that motorists in District 7 begin to see the numbers updated this summer.
- Blue Earth County has stated they will either update the sign with the new population figure or just replace the sign with a new one with the cost being invoices to the City of eagle Lake.
- Eagle Lake's population is 3,278, which is a 35 percent increase from the 2010 census.

### **2. Highway 14/County Road 56 Construction Update**

- A representative from MnDOT will attend the March 7, 2022 City Council meeting to review project staging maps.
- MnDOT has sent a construction postcard to nearby property owners. The purpose of the postcard was to steer people to the project website – <https://www.dot.state.mn.us/d7/projects/hwy14eaglelake/index.html> .

### **3. Music on Parkway Grant Fulfillment Letter from SMIF; Planning Underway for Scaled Back Series in 2022**

- A grant fulfillment letter has been received from Southern Minnesota Initiative Foundation, SMIF, for the grant that was made to the City of Eagle Lake for Music on Parkway.
- Included in the 2022 budget is \$5,000 for a scaled back music series. City staff is currently submitting funding requests to various organizations.

### **4. EAB Update and Community Forestry**

- Eagle Lake's Community Forestry Member will be at the March 7<sup>th</sup> meeting to present an EAB plan tailored to fit our community. As part of the DNR EAB Grant that was obtained to remove and replace 7 trees, the City must adopt an EAB plan. If possible, that plan will be adopted at either the March 7<sup>th</sup> or April 4<sup>th</sup> meeting.
- Applications are currently being accepted for Community Forestry Members for the 2022-2023 year. There are no plans to apply for a third term with a Community Forestry Member, unless this is something the Public Works department feels would be beneficial.

### **5. School Facilities Committee – Appoint Elected Official to Represent Eagle Lake**

- Administrator Bromeland explained that in 2020 Mankato Area Public Schools (MAPS) formed a District Facilities Committee on which she served. The purpose of the committee was to develop options for School Board consideration that would address capacity and adequacy challenges in school district facilities. Committee members included appointed and elected officials from MAPS along with staff from each of the cities in the district. According to MAPS, enrollment increased by 15 percent during the last 10 years, representing about 1,100 students. This has resulted in schools operating over capacity while others are near capacity.

- Administrator Bromeland shared that a community survey was sent to every resident in the district during the fall of 2021. The School Board and Facilities Planning Committee determined that the most critical issue is increasing elementary school capacity to meet the needs of growing communities in the district. It is proposed that a new elementary school be constructed somewhere in the district and that all existing elementary schools (including Eagle Lake) be updated and expanded to include general education and special education classrooms along with more secure entrances, expanded kitchen and cafeteria areas, and additional space for student support services. In addition, early childhood programming would be added to Eagle Lake.
  - MAPS is now looking to form a new committee which will include an elected official from each of the cities in the district. It is anticipated that the bond referendum will occur later this fall.
  - The elected representative would bring information back to the City Council and be a contact person in the community.
  - Council Member White moved, seconded by Council Member Rohrich, to appoint Council Member Steinberg to the newly created MAPS Facility Committee. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
6. Le Sueur River One Watershed One Plan
- Administrator Bromeland explained that Waseca, Blue Earth, Faribault and Freeborn Counties and Soil Water Conservation Districts are in the process of developing a Le Sueur River comprehensive watershed management plan through the One Watershed, One Plan Program. The cities of Amboy, Eagle Lake, Good Thunder, Madison Lake, Mankato, Mapleton, Minnesota Lake, Pemberton, and St. Clair are in the Le Sueur River watershed. City staff recently participated in a Le Sueur River 1W1P Technical Advisory Committee (TWAC). Administrator Bromeland is serving as Eagle Lake's staff representative.
7. Legislative Priorities and Upcoming Legislative Action Day in St. Paul
- Administrator Bromeland will compile items to present at the Legislative Action Day and will share her list with the EDA and City Council. She likes to make sure the City's vested interests in economic development tools, clean water funding and PFA funding for water and sewer, childcare initiatives, and housing needs are shared with legislature.

## **COUNCIL REPORTS**

1. Council Member Garrett Steinberg shared that he has sent out an email to last year's Music on Parkway Committee for 2022 planning. He would like to see events held in June, July, and August. The booking of bands was easier last year than booking food vendors.
2. Council Member Anthony White shared that All Seasons Arena is looking at a major update of their facilities which could cost between \$2 to \$3 million dollars. Under consideration is how to make the flow of the building better as well as parking lot accessibility and flow. The city's cost has yet to be determined.
3. Council Member Beth Rohrich shared that MAPS Community Education and Recreation's final numbers for 2021 increased from the previous year. They will cap this summer's ACE's program at 230 students and that field trips will be scheduled. They are looking at ways to better connect with cities and residents. Of particular concern is how to connect with non-English speaking residents.
4. Mayor Auringer shared that the MAPO Board approved the Eagle Lake connectivity plan to study ways to connect the Eagle Heights development with Agency Street. Bolton and Menk will start with traffic counts once permission is approved. They will come up with a plan for this connection.
5. Mayor Auringer shared that he attended a Region 9 meeting and that they are looking into infrastructure needs with electric cars. He stated that statistic from Europe show an increase in usage of electric cars and that this county is expected to see such an increase in the next 4-5 years. Region 9 is also looking into climate change.
6. Mayor Auringer announced that he will not be seeking re-election as Mayor in the November election.

7. A special City Council meeting is scheduled for February 16, 2022 at 7:00 p.m. for water treatment facility discussion.

**ADJOURN INTO CLOSED SESSION**

1. Council Member Steinberg moved, seconded by Council Member White, to close the meeting as permitted by section 13D.05, subdivision 3 (a), to complete the annual performance evaluation of the city administrator, Jennifer Bromeland. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
2. Council Member Steinberg moved, seconded by Council Member White, to reopen the meeting. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.
3. Council Member Steinberg moved, seconded by Council Member Rohrich, to adjourn the meeting at 9:43 p.m. The motion carried with Council Members Steinberg, Rohrich, White, Whittington, and Mayor Auringer voting in favor.

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Tim Auringer, Mayor

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Kerry Rausch, Deputy Clerk