

**CITY OF EAGLE LAKE
AUGUST 5, 2019
CITY COUNCIL MEETING**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was said.

ROLL CALL

- Council Members present: John Ries, Dennis Terrell, Ryan Short, Garrett Steinberg, and Mayor Tim Auringer.
- Staff present: City Administrator Jennifer Bromeland, Police Chief John Kopp, Public Works Director Brian Goettl, and Deputy Clerk Kerry Rausch.

PUBLIC COMMENTS

- Mike Guentzel, 60374 224th Lane, Madison Lake, expressed concerns about the motorsports park, feels there is better use for this land and that the Dundas site offers a better location for such a project. He presented pictures of the Hastings, NE driving track and stated he feels the Mankato Motorsports Project developer is intentionally misleading. He asked if this project goes through that the city establish concrete parameters that would stay with the site if the motorsports park is ever sold. Mr. Guentzel also demonstrated what 110 decibels sounds like. He expressed concerns with potential conflict of interest on this project with some city council members.
- Cindy Guentzel, 22083 604th Ave, Eagle Lake, stated she feels the motorsports park would change the quiet, tranquility of Eagle Lake and that many residents do not know about this project and that this should go to a community vote.
- Daryl Guentzel, 22083 604th Avenue, Eagle Lake, commended the one council member who previously expressed concerns for this project. He also asked Council Member Terrell if the developer is a long-time friend of his. Mr. Terrell responded by stating he has known the developer for a year or less. Traffic concerns relating to this development were expressed in comparing it to the Brainerd International raceway. Council Member Terrell stated this project is not similar to the Brainerd Racetrack. Mr. Guentzel stated he has spoken with Eric Schrodder who is associated with the proposed Dundas track who has indicated they have all approvals in place for that project. He feels Dundas is a more suitable site for such a project. Mr. Guentzel asked the the realtors on City Council what they will gain from this project. Mr. Ries stated that he and Mr. Terrell will not gain financially.
- Erin Guentzel, 60374 224th Lane, Madison Lake, stated this development does not appeal to families and that this land should remain agricultural. She feels the motorsports park owners contradict themselves and their Facebook page has misinformation. She stated that all she is seeing is information regarding Phase I of this project. Mayor Auringer stated that a developer's agreement will address issues on how the business operates, what is required, and requirements if the development is sold. City Attorney Chris Kennedy stated that tonight the city is only looking at annexation of the property.
- Lyle Groskeutz, 22298 604th Ave, Eagle Lake, asked if the city has a blueprint for traffic. Council stated the developer, Blue Earth County, and the State of MN are working on a traffic plan. Mr. Kennedy indicated that the City cannot ask for information because it is not in the city limits and that the city has desired to annex these parcels for several years. Mr. Groskeutz stated it is his impression that the developer has opened their check book for this project, that the city does not have the funds to run the infrastructure itself, and that the city is standing with its hands open. He also stated the way this project was presented was unappealing.
- John Bense, 22220 604th Ave, Eagle Lake, stated there has been a solar farm constructed across from his and Mr. Groskeutz's houses and that they would like to stop this development before it is too far along.
- Nicole Davros, 101 Valley Lane, mentioned concerns relating to the club house which will sell liquor, traffic concerns, and the purported economic boom. She stated she fully believes in the right of private land sales and has concerns regarding land and water drainage, water quality and downstream flow. There needs to be

strategic development. She recommended Council read *Tragedy of the Commons* and stated it is Council's responsibility to uphold the collective interest.

- Gary Borchardt, 21402 598th St, Eagle Lake, asked what the city will gain financially from this motorsports project. Council estimated property tax revenue to be approximately \$100,000 to \$150,000 annually. He expressed concerns that if the developer is unable to complete the project that it would fall back to the city's responsibility. Council indicated this is a private venture and that the city would not assume responsibility if the project defaults.
- Jason Winter, 236 Oak Drive, Eagle Lake, asked if there would be any delays in the development if the parcels are not annexed at this time and suggested the city wait until the Bolton and Menk studies have been completed. Council explained the annexation process and the timeline involved and that by annexing the parcels they are not approving the project.
- Mark Fromm, 237 Oak Drive, Eagle Lake, asked about developer agreements and who enforces them. If there are conditions established in the developer's agreement those conditions would go to the future owners. It was also stated by Council that the motorsports project will not cost the city anything to construct, that it is a private development.
- Joel Radel, 240 Creekside Drive, Eagle Lake, stated this is a private land sale, the city is not involved in the sale, and that farmers can do what they want with their land.
- Beth Rohrich, 404 Thomas Ave, Eagle Lake, mentioned she has concerns relating to the noise stemming from this project and asked that if annexed would the parcels still need to be rezoned. Rezoning would still need to occur.
- Brian Fowler, 404 Thomas Drive, Eagle Lake, stated the lack of respect and personal attacks break his heart.
- Heidi Thompson, 21955 604th Ave, Eagle Lake, stated she feels the tax dollars that will be generated from this project is causing excitement and that it is her desire for the City Council to step back and look at long term benefits to the greater good of the people.

APPROVAL OF THE AGENDA

- Council Member Ries moved, seconded by Council Member Short, to approve the amended agenda. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.

APPROVAL OF MEETING MINUTES

- Council Member Ries moved, seconded by Council Member Steinberg, to approve the July 1, 2019 City Council minutes. The motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.

CONSENT AGENDA

- Mayor Auringer pointed out the consent agenda included a resolutions accepting Greg Brandt's resignation from the Planning Commission and the appointing of Nona Niemeier to Day Time Rescue and of Steven Heitner to Fire Reserves.
- Council Member Short moved, seconded by Council Member Terrell, to approve the consent agenda.
 - Monthly Bills
 - Fire Report
 - Gambling Report
 - Resolution 2019-20 Appointing Nona Niemeier to Day Time Rescue
 - Resolution 2019-21 Appointing Steven Heitner to Fire Reserves
 - Municipal Bond Continuing Disclosure Services
 - Thermal Imaging Camera for Fire Department
 - Resolution 2019-22 Resignation of Greg Brandt from the Planning Commission.
- Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.

PRESENTATION

- None

PUBLIC HEARINGS

- None

OLD BUSINESS

- None

NEW BUSINESS

1. Joint Resolution for Designation of an Area in Need of Orderly Annexation from LeRay Township to the City of Eagle Lake and for a Designation of an Area for Immediate Annexation Pursuant to MN Statutes 414.0325
 - Administrator Bromeland stated that LeRay Township was sent the draft joint resolution on July 23, 2019. Included in the resolution is a reversion clause meaning that if the annexed property does not become developed and retains its rural character, that after a certain amount of time, the property could revert back to the township by way of detachment process as outlined in MN Statutes. The joint resolution can have a smaller area than was published in the notice but not larger without republishing notice.
 - If approved by the City, the resolution would need to be approved by LeRay Township, and then be forwarded onto the State who would approve the annexation within 30 days.
 - Council asked to clarify that the annexation would not go into effect prior to September 10, 2019, which is correct.
 - Mayor Auringer called the question.
 - Council Member Short moved, seconded by Council Member Ries. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
 - Mayor Auringer invited anyone wishing to receive city news to contact city staff to sign up to be included on the email notices.
2. Planning Commission Recommendation for Preliminary and Final Plat
 - Administrator Bromeland explained that the Planning Commission reviewed at their July 15, 2019 meeting and is recommending approval of the Ringbaum Townhomes preliminary and final plat, located at 21570 598th Avenue, with the contingency of a 50 foot right of way from the centerline being dedicated versus 33 feet as was initially included in the plat documents submitted and a 10 foot drainage and utility easement around the perimeter.
 - The developer may request to split the parcel to avoid the need for a variance. If the plat has not been signed and recorded, the developer may request to go through the process again with a new notice being generated to all property owners within 350 feet as well as notice published in the newspaper.
 - Council Member Ries moved, seconded by Council Member Terrell, to approve the preliminary and final plat for the Ringbaum Townhomes. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
3. Bid Summary for 2019-2020 Watermain Looping and Utility Improvements
 - Brian Sarff with Bolton and Menk stated GM Contracting submitted the only bid for the watermain looping project and that they come in at approximately three percent (3%) below the project estimate.
 - Mr. Sarff recommended City Council consider accepting the base bid in the amount of \$618,203.21 which would include 598th Avenue and behind city hall and to not move forward with alternatives since right of way to work on parcels has not been obtained. He also stated the alternates could be added back in as a change order.
 - Administrator Bromeland state Shannon Sweeney with David Drown and Associates has received the bid amount and is available to assist the city in determining if this project should be paid with reserve funds or be financed.
 - Administrator Bromeland and Brian Sarff will continue discussion with property owners relating to right of way easements.
 - Mr. Sarff stated construction will begin as soon as possible and has a completion date of 2020.
 - Council Member Short moved, seconded by Council Member Steinberg, to accept the base bid from GM Contracting in the amount of \$618,203.21 for the watermain looping project. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
4. Recess for Closed Meetings
 - Mayor Auringer stated that Council was going to proceed into a closed meeting as allowed by Minnesota Statute 414.0325.

- Council Member Steinberg moved, seconded by Council Member Short, to close the meeting. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
- City Attorney Kennedy mentioned that if the Council would like to hold both closed meeting at the same time, it would have to be announced.
- Council Member Ries moved, seconded by Council Member Terrell, to reopen the meeting. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
- Mayor Auringer announced that City Council would move into two closed meetings as allowed by MN statutes.
- Council Member Short moved, seconded by Council Member Terrell, to close the meeting. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
- Council Member Ries moved, seconded by Council Member Short, to reopen the meeting. Motion carried with Council Members Ries, Terrell, Short, Steinberg, and Mayor Auringer voting in favor.
- Council Member Ries, excused himself from the remainder of the meeting.
- Mayor Auringer summarized the closed meeting stating the Council authorized the City Administrator to discuss the purchase of right of way easements with specific property owners and set a maximum purchase price. Council recommended Administrator Bromeland proceed with an internal investigations relating to allegations received against an employee.

OTHER

1. Mankato Motorsports Park – Environmental Review Status Update

- Bolton and Menk provided a written memo communicating a timeline for the environmental assessment worksheet review process. The Phase I archaeological survey identified artifacts which the developer will avoid in the project construction. The city will work with the developer to mitigate concerns.

2. Drainage Project Update – Bolton and Menk

- Brian Sarff with Bolton and Menk stated topographical work has been completed as well as establishing easements. Drain tiles will be run through back yards as requested and sump pump lines will be able to be run underground. It will be the property owner's responsibility to connect to the main connection.
- Other portions of the project remain as originally presented.
- Since the estimated cost is \$100,000 the city can look at receiving quotes, rather than bids, if desired.
- Mayor Auringer moved, seconded by Council Member Short, to receive quotes with the assistance of Bolton and Menk. Motion carried with Council Members Terrell, Short, Steinberg, and Mayor Auringer voting in favor.

3. Public Works Equipment

- Public Works Director Brian Goettl presented the cost of and benefit to the city of purchasing a used 2013 Freightliner self-contained leaf vacuum which would cost \$65,000 plus maintenance cost of approximately \$5,000. Mr. Goettl stated if approved to purchase he would like to keep the existing leaf vacuum.
- Council directed staff to determine capital improve plan and information on the impeller and bring to next city council meeting.
- Mr. Goettl stated that with the purchase of a new snow plow he would like to keep the 1986 plow truck to be able to open the town more quickly during snow events. Council indicated keeping the 1986 plow makes sense.
- Mr. Goettl asked Council to consider the hiring of a fourth full-time public works employee during the 2020 budget process.

4. New Police Department Squad Car

- Chief Kopp explained the 2015 squad recently had new coils and plugs installed. He also presented an option for replacing squad car computers, and the cost of a new light bar to be installed on the squad car which has been ordered.
- Council requested second quotes for the computers and the light bar.

ADMINISTRATOR'S UPDATE

1. SCDP Grant Application
 - Administrator Bromeland is working with MN Valley Action Council to develop a survey which will be sent to all property owners.
2. Communities Addressing the Child Care Shortage SMIF Grant
 - The core team will be meeting this Thursday.
3. Upcoming Special City Council Meeting for Budget Work Session
 - A budget work session was scheduled for Tuesday, August 27, 2019 at 6:00 p.m.
4. EDA Handbook and Strategic Plan Update
 - MN Valley Council of Governments will be assisting with updating the EDA Handbook and Region 9 will assist with updating the Strategic Plan.
5. Shoreland Ordinance and Next Steps
 - Administrator Bromeland has contacted the DNR and will bring to the Planning Commission and then the City Council developments.

COUNCIL MEMBER REPORTS

1. Ice Cream Truck
 - Council Member Short asked if the ice cream truck that has been coming to town needs any type of permit. Staff will look into and address as appropriate.
2. Mankato Bus Service
 - Mayor Auringer stated he has road the Mankato Bus service that comes to Eagle Lake and that kids ride free. The Eagle Lake pick up locations are the Regency Mobile Home Park and Uncle Alberts. Administrator Bromeland stated that bus stop signs and benches will be installed.
3. Motorsports Park Research
 - Council Member Short and Mayor Auringer stated they travelled to Hastings Nebraska to visit their motorsports park in an attempt to gain a better understanding of the proposed Eagle Lake project, including noise, and traffic concerns.

ADJOURNMENT

- Council Member Terrell moved, seconded by Council Member Short, to adjourn the meeting at 9:08 p.m. Motion carried with Council Members Terrell, Short, Steinberg, and Mayor Auringer voting in favor.

Tim Auringer, Mayor

Kerry Rausch, Deputy Clerk