

**City of Columbus
Regular City Council Meeting
09.26.18**

The 09.26.18 meeting of the City of Columbus City Council was called to order at 7:01 p.m. by Mayor Povolny at the City Hall. Present were Council Members Bill Krebs, Jeff Duraine, Denny Peterson, and Mark Daly; City Administrator Elizabeth Mursko, City Attorney Bill Griffith, City Engineer Dennis Postler, and Public Communications Coordinator Jessica Hughes.

Also in attendance were: Kris King, Paul Peskar, Pat Chollett, Merle Chollett, Joyce Fredrickson, Mary Frohrib, Tara Hagle, Jenny Berhow, Matt Ellingson (TKDA), Mike Kempf, Dan Mike, Shelly & Arlen Logren, Mel Mettler, Ron Hannegraaf, and Julia Parent (Forest Lake Times).

A. CITY COUNCIL REGULAR MEETING

- 1. Call to Order - Regular Meeting – 7:01 P.M.**
- 2. Pledge of Allegiance**

B. CONSENT AGENDA

- 1. Motion – Approval of the City Council Meeting Minutes 08.08.18**
- 2. Motion – Agenda Approval with Additions**
- 3. Motion – Pay Bills as Posted**

Motion by Krebs to approve the Consent Agenda. Seconded by Daly. Motion carried unanimously

C. PRESENTATIONS

4. Planning Commission Report

Commissioner Jody Krebs gave the Planning Commission report.

Chollett Addition Preliminary Plat and Variance Request

The Preliminary Plat request from Merle and Pat Chollett is to create one (1) new lot. The Cholletts have also requested a variance to the required 66' road width to build a 33' wide road.

The Rice Creek Watershed District (RCWD) and the Minnesota Board of Water and Soil Resources (BWSR) approved the Preliminary Plat and submitted findings and comments with the approval.

The Engineer's report recommended gravel cul-de-sacs at the ends of both 161st Avenue NE and 159th Avenue NE. The City received one (1) email from an adjoining property owner saying they are not in favor of granting an easement on their property for the Cholletts.

The Planning Commission amended the planner's memo to add a condition 12, requiring consultation with Public Works for the placement of their new driveway on the 159th Avenue NE cul-de-sac. Public Works Superintendent Jim Windingstad asked that there be an agreement on where the driveway will be situated off the new cul-de-sac. Mursko added that one of the

questions posed to the Council is whether the Cholletts should bear the entire cost for the new cul-de-sac, and if not, how costs should be allocated for that improvement, since it is outside of the Chollett's plat.

After closing the Public Hearing and completing the variance checklist, the Planning Commission recommended approval of the preliminary plat and variance requests.

Mursko noted that she has had discussion with the Cholletts regarding the improvement of the two cul-de-sacs. Although Postler has recommended both should be improved, the Cholletts would prefer to only improve the south cul-de-sac off 159th Avenue NE. Several years ago, the City asked the Cholletts if a temporary turnaround could be added to their property at the end of 161st Avenue NE, which they allowed the City to do. Mursko added that the temporary turnaround extends beyond the existing right of way for a cul-de-sac, so if the cul-de-sac is not improved then an agreement would need to be entered into for the use of that temporary turnaround. Griffith noted that the details would be incorporated into a Development Agreement, which would be entered into now but not executed until the road is improved. The requirement of a Development Agreement will be added to the Planner's Report as recommendation number 13.

Mursko clarified that because 159th Avenue NE and 161st Avenue NE are both gravel roads, any subdivision made off those roads requires the improvement of the road by the developer. In this case, once the two roads are improved the Cholletts will be charged for the road and cul-de-sac improvements.

In terms of the proposed cul-de-sac on 159th Avenue NE, it is similarly situated as 161st Avenue NE but there is no temporary turnaround. In this case the proposed driveway would extend into the right-of-way, so the Cholletts will need to dedicate 33 feet and that portion will be considered as a through road. When the road is improved, they will bear the cost of improvement.

Mayor Povolny asked if the creation of the cul-de-sac on 159th Avenue NE will require taking some of the property at 7552 159^h Avenue? Griffith noted that the City has maintained that portion of the road for more than six years. He added that if you maintain a road for 6 years or longer, you acquire rights to the underlying property without having to go through condemnation. However, you can only improve within that area and must be aware of right-of-way requirements. Therefore the City will be able to improve the portion of 159th Avenue NE that they've been maintaining, some of which is on the 7552 159th Avenue NE property.

Mr. Merle Chollett addressed the Council, asking for an opportunity to negotiate costs for the new cul-de-sac. Griffith replied that the Cholletts could be involved in the process of drafting the development agreement, to negotiate dollar amounts for the improvement.

Mary Frohrib of 7539 159th Avenue NE, and Joyce Fredrickson of 7552 159th Avenue NE, came forward to express concerns they have with the improvement of 159th Avenue NE. They are wondering how adding a new driveway off the dead end will affect their access? Griffith replied that once the southerly portion of the Chollett's property is developed, the Chollets will have a legal right to access off 159th Avenue NE. He added that the current driveways located on that end of the road will not be affected by the improvement.

Fredrickson asked why the “Dead End” sign has been removed from 159th Avenue NE? Mayor Povolny said that the City is transitioning away from “Dead End” signs to “No Outlet” signs, and Windingstad said he will work on installing a new “No Outlet” sign on that road.

Mursko noted that the variance is being applied for because the Cholletts do not have the required 66 feet of road frontage, because their neighbors at 7615 159th Avenue NE did not dedicate any property to the road.

Motion by Duraine to approve the variance request for 7620 161st Avenue NE dedicating 33 feet of road frontage rather than the required 66 feet for the Chollett Addition Plat. Seconded by Daly. Motion carried unanimously.

Motion by Peterson to approve PC-18-118, Preliminary Plat request for 7620 161st Avenue NE (dated 07.16.18), with the addition of conditions 12 and 13; requiring a consultation with Public Works about the placement of the driveway and entering into a Development Agreement regarding the improvement of the 159th Avenue cul-de-sac (gravel standard to match existing roadway), and subject to findings of fact and conditions of approval 1-13 from the Planner’s Memo (dated 08.30.18). Seconded by Duraine. Motion carried unanimously.

Chollett Addition Preliminary Plat Findings of Fact:

1. The preliminary plat application was received on July 16, 2018 and found complete for review.
2. The 120-day preliminary plat review deadline is November 14, 2018.
3. There are a total of 12.46 gross acres in the proposed plat, located at 7620-161st Avenue NE, on property legally described as Lot 6, Block 1 Stagecoach Junction.
4. The property is zoned RR Rural Residential.
5. Two residential lots are proposed. There is one existing dwelling on the proposed northerly 7.46-acre lot (Lot 1, Block 1).
6. The proposed southerly lot (Lot 2, Block 1) is 5.0 acres and includes adequate areas for a future home, accessory building and SSTS area.
7. The density of the proposed development is one home per 6.23 acres, which is consistent with the Comprehensive Plan and Zoning Ordinance.
8. Proposed Lot 1 is served by existing access from the cul de sac on 161st Avenue NE.
9. Proposed Lot 2 abuts the dead end of 159th Avenue NE. There is an existing 33 feet drainage and utility across the southerly boundary of proposed Lot 2, which aligns with the northerly half of the right-of-way on 159th Avenue.
10. The property owners of the land abutting the southerly boundary of Proposed Lot 2 are opposed to any dedication of right-of-way on their property for an extension of 159th Avenue NE.
11. All properties abutting the proposed plat are developed with existing residences.

12. The applicant is willing to convert the existing 33 feet easement on proposed Lot 2 to public right-of-way. The lot exceeds the minimum lot area of 4.5 acres (with right-of-way dedication).
13. The applicant has applied for a variance to the minimum street frontage requirements on proposed Lot 2.
14. There may not be a public purpose in the physical extension of 159th Avenue NE.
15. The proposed drainage and utility easements on both lots are consistent with City Code requirements.
16. Soil borings have been submitted for the home and SSTS locations on proposed Lot 2.
17. A wetland delineation "Notice of Decision" was issued by Rice Creek Watershed District on August 15, 2018. A small wetland is located adjacent to the existing cul de sac on proposed Lot 1. The wetland is protected by a drainage and utility easement, including a 16.5 feet buffer.
18. The proposed plat is not affected by the shoreland overlay district. A floodplain determination is not included with the plat.
19. Driveway access permits are subject to City approval.
20. Subsequent NPDES II permits will be required for any individual site grading that exceeds one acre.
21. The Planning Commission held a public hearing on the Chollett Addition Preliminary Plat on September 19, 2018.

Chollett Addition Preliminary Plat Conditions of Approval:

1. Approval of a variance to the minimum street frontage requirements on Lot 2.
2. A turn-around sufficient for public maintenance and emergency vehicles and disposition of the dedication of 159th Avenue NE on Lot 2.
3. A floodplain determination within the plat.
4. Recommendations of the City Engineer.
5. Title review and recommendations of the City Attorney.
6. Recommendations of the Anoka County Survey Department.
7. Recommendations of the Rice Creek Watershed District.
8. Wetland buffer plaques at locations determined by the City.
9. Cash in lieu of park land dedication requirements.
10. Reimbursement of City expenses associated with plat review.
11. Subsequent NPDES II permit(s) for any individual site grading that exceeds one acre.
12. Consultation with Public Works on driveway placement off 159th Avenue NE.
13. Development Agreement to include language for cul-de-sac improvement and driveway maintenance agreement.

Text Amendment

The Planning Commission held a Public Hearing on 09.19.18 to consider an application for a

text amendment to the City's Commercial Showroom zoning code from JP E-Commerce. The proposed amendment would be the addition of "Production, assembly, warehousing, distribution, and similar light industrial uses; except waste management service industries and facilities." as an additional conditional use in Chapter 7A-Section 7A-773 Commercial Showroom (C/S) District. Griffith noted that City Staff would like to edit the text to say "...uses; except outdoor storage, waste management service industries and facilities are not allowed." Mr. Josh Pribyl from JP E-Commerce said that he is agreeable to the changes.

Mursko noted that this change is consistent with the City's Comprehensive Plan.

Motion by Daly to approve Ordinance 18-04, amending Chapter 7A Section 7A-773 K. to read "Production, assembly, warehousing, distribution, and similar light industrial uses; except outdoor storage and waste management service industries and facilities are not allowed." Seconded by Duraine. Motion carried unanimously.

East Bethel Comprehensive Plan Review

The Planning Commission considered East Bethel's 2040 Comprehensive Plan and gave a recommendation to reply with "no comment". The East Bethel Comprehensive Plan also notes that they would like to work with Ham Lake and Columbus on the implementation of a rural diversified sewer system near Coon Lake. The recommendation of the Planning Commission is to add the rural diversified sewer system in as a possible future project in Columbus' 2040 Comprehensive Plan.

Motion by Peterson to reply to East Bethel's Comprehensive Plan with "no comment", and include in Columbus' Comprehensive Plan the possibility of a future collaboration on a rural diversified sewer system with East Bethel. Seconded by Krebs. Motion carried unanimously.

Question – Text Amendments

Commissioner Krebs finished her report by asking for direction on text amendments. She said that the Planning Commission has received comments saying their recommendations making amendments to the City's Code are illegal. Griffith commented that under the Minnesota Planning Act text amendments to City Code can be requested by a Minnesota City Council Member or through an application. The courts give Cities wide latitude to make zoning changes, as they were elected by the community to make such judgments. If there is compatibility of uses or reciprocity of values across a zoning district, the courts will not intrude.

5. Public Open Forum

Jenny Berhow – 7512 172nd Avenue NE and Tara Hagle – 16658 W. Iverson Street NE

Berhow began by saying she owns several horses in Columbus and is interested in adding indoor riding space for her horses on the property. She claims that she was told by a City representative that she would be able to build a building larger than what is permitted because it was temporary in nature and therefore not regulated by square footage. She purchased a ClearSpan building and

began discussions with the City about erecting it. She was told on 09.07.18 that the type of building was allowed but had to meet setback requirements. Berhow added that she was told on 09.17.18 that the building could only be erected for 90 days, because of its temporary nature. The building itself does not have permanent footings. Berhow is looking to discuss how she may be permitted to erect this building.

Mayor Povolny asked what the size of the building is? Berhow replied that it is 65'x120', and she has 4.75 acres. Daly asked how many horses she has on the property? Berhow replied that she has seven (7) horses. Mursko noted that seven horses require at least 3.5 acres of habitable land for pasture.

Mursko added that the temporary nature of a building does not change zoning requirements, which limits the total amount of square footage that a property owner can have in accessory buildings. She noted that Berhow's proposal of a 65'x120' building significantly exceeds the maximum amount allowed on a 4.75-acre property, and she is still required to dedicate at least 3.5 acres to habitable land for her seven horses. Significant to note is the land that the proposed building would sit on cannot be included in the required 3.5 acres of habitable land.

Mayor Povolny said that he is concerned that a building of that size would be swept away by the wind without any footings. Ms. Tara Hagle, Berhow's mother-in-law noted that the ClearSpan salesperson assured them that most municipalities do not require permits for this type of building, and it is rated for 90 mph winds. She added that the fabric has a 20-year warranty on it and other horse ranchers use them year-round. Mayor Povolny said that allowing this type of building would set a bad precedent since it goes against the City's side wall and square footage requirements.

Berhow commented that she would be willing to add footings to the building to make it permanent. Mayor Povolny said that there are remaining concerns regarding the square footage and habitable acreage requirements. He recommended having additional discussions with Mursko and the City's Building Official Leon Ohman to determine what size building she would be allowed to erect on her property by following all square footage and habitable acreage requirements.

Griffith noted that if Berhow wanted to stray from the Ordinance requirements, she would have to apply for a variance. He added that the Council cannot prejudge a proposed variance without an official variance application, and that a variance requires the homeowner to demonstrate a hardship. Mayor Povolny agreed, saying no decisions can be made about the building at this evening's meeting, and reiterated his recommendation to discuss options with Mursko and Ohman.

6. Columbus Investments Vendor Change

The City of Columbus is currently using Wells Fargo as their investment vendor. However, they recently changed their policy and the City has been asked to move to a different department within Wells Fargo or change vendors. Mursko said that she researched a vendor that is recommended by the League of Minnesota Cities; the 4M Fund. The 4M Fund is a slightly different system than Wells Fargo in that it pools money together to get a better return on dollars,

and then goes out for bids. Mursko added that either a new department in Wells Fargo or the 4M Fund is acceptable to her.

Mayor Povolny asked Mursko if the laddering of notes will be a problem if the City switches to the 4M Fund? Mursko replied that it won't be, since the 4M Fund is more of a fund management team. Corey Boyer, a Municipal Advisor at the 4M Fund, would be managing the City's account. She added that all associated fees are figured into the cost and they provide a better interest rate than Wells Fargo had.

Motion by Daly to approve the 4M Fund as Columbus' new investments vendor. Seconded by Peterson. Motion carried unanimously.

D. STAFF AND CONSULTANT REPORTS

7. Engineer Report

SCADA System Ziegler Water Tank Phase II Project

Postler presented information regarding the Ziegler Water Tank Phase 2 Project and asked for the Council to approve plans and specs and authorize receiving quotes on the project.

Mr. Ellingson from TKDA came forward to discuss further details. The first quote package described is for electrical and tank modifications at the Ziegler facility. The second quote package is for a SCADA system. Mursko explained that the funding for this project will come out of the HRA fund, which has a balance of \$136,043.

Ellingson continued to provide some history of the project. The City has an agreement with Ziegler to eventually take over and use their water tank. The project was originally bid in 2016, however the bid received was over budget so the City took time to secure additional funding and then split the project into two parts.

Phase 1 was completed last year with a new driveway, site work piping, pump installations, and modifications to the storage tank (as a result of discussions with the Minnesota Department of Health). Ellingson added that when the first phase was completed they discovered additional tank rehab items which must be dealt with in phase 2.

There are two items that they would like to go out for bid on in phase 2. The first item is a variable frequency drive (VFD) for the electrical contractor, which will control booster pumps inside the Ziegler booster station to supply water based on pressure setpoints. The second is a SCADA system to control operation of the pumps and the tank level. At the same time, the SCADA systems at the existing well houses must be upgraded to network all sites together and provide functionality. They would also like to look at increasing efficiencies for City staff, including remote monitoring of the system and improved ability to respond to alarms.

The proposed SCADA system design is a secure internet VPN connection which can be viewed remotely on City owned web browsers accessed through a computer, smart phone, or tablet.

The tentative schedule, assuming Council approval, is a two-week turnaround for receiving quotes. This would result in a request for approval of quotes at the second Council meeting in October. Following this schedule, a substantial portion of the project should be completed by January of 2019.

Ellingson wanted to make the Council aware that in order to provide remote SCADA system monitoring, they will need to install internet at the Ziegler booster station, and recommends a DSL line. He spoke to CenturyLink regarding costs and was given a quote of \$89.99 per month for a two-year contract. This should be more than enough to maintain a good connection speed and would provide a backup line to notify staff in case of an emergency. Ellingson recommends installing a City-owned modem at Ziegler to facilitate this.

Mayor Povolny asked who is designing the SCADA system? Ellingson said that they have completed two design packages; one with a SCADA system design and another with electrical design and \$10,000 for tank modifications at the Ziegler site. He added that they will be hiring an integrator to perform integration and installation while TKDA provides oversight. In addition, the VFDs will be specked out and the SCADA system is a Wonderware product. Mayor Povolny asked if digital integration will be needed to update all the well pumps? Ellingson said no, the old pumps will not need to be updated. Instead the Ziegler pump will be the main supply for the system, and when it drops to a certain elevation other tanks will be called on to take over until the main tank fills back up.

Mayor Povolny asked Postler why, when the water pipes were laid in the ground, was fiber not run as well? Postler said he does not know because he was not working for Columbus when the pipe was laid. Mayor Povolny said that he would like to see fiber run along the pipe system to ensure long term success. Ellingson said that they looked at the cost to install fiber and it was around \$200,000-\$300,000. Mayor Povolny said that it's unfortunate that the City has been making efforts to reduce internet charges at City Hall, and now are facing an additional \$89 per month charge for internet service at Ziegler. Ellingson said it is a difficult situation because of how expensive it is to run fiber in the area.

Radio upgrades are also needed at the two well houses to network the sites together. Mayor Povolny asked what speed the radio system would need to be? Ellingson said that the necessary speed is unknown at this time, but it does not need to be very high. He continued to say that to communicate with well sites and future hookups an omni-directional antenna will need to be installed. If it is installed at the Ziegler site it could be located 30-35 feet off the ground, and if it is located at Public Works it would need to be 50 feet off the ground because of topographical differences. Postler noted that the cost for the antenna is included in their estimate.

Duraine asked what the capacity of the tank is? Ellingson replied that it is 150,000 gallons. He noted that Columbus has a unique water situation and that many cities have 1-million-gallon tanks. By adding the Ziegler tank to the system, they are adding capacity to the entirety of Columbus' system.

Krebs asked if this water will be able to service the east side of 35? Ellingson replied yes. He finished by reiterating that the long-term goal is to rehabilitate all facilities to have a full SCADA system.

Griffith said that this is the last phase of the project and Ziegler has been very cooperative through the whole process. This is something the City has been working on for some time and the added capacity is necessary to continue development in the City's Freeway District. Ellingson added that the design is complete, and they are requesting approval to seek bids.

Motion by Daly to approve plans and specs and to authorize going out for quotes for the Ziegler water tank conversion, phase 2 electrical updates, and the SCADA system. Seconded by Duraine. Motion carried unanimously.

Mayor Povolny expressed his concern over the internet line and suggested that the Council and Staff do more research on other options. He asked Ellingson to include any source code, and Ellingson said it is in the specifications that source code will be included. Postler said there may be opportunities for City discounts on internet that he and Mursko could explore.

2019 Blacktop Project

In 2019 the City is considering paving Notre Dame Street NE, 181st Avenue NE, Vassar Street NE, Tulane Street NE, 167th Avenue NE, 178th Avenue NE, Rutgers Street NE, and 165th Avenue NE. Postler is looking for approval to begin the formal consideration process and schedule neighborhood meetings for these projects.

Mayor Povolny asked about the plans for Hornsby Street. He said that in order to facilitate future development off that road it should be upgraded to handle at least 10 tons. Postler noted that the previously improved portion of street is rated at 9 tons. Mayor Povolny said that there is some sentiment that it may be smart to postpone the above-mentioned street projects and spend the money updating Hornsby instead. He followed up by asking how much it would cost to build a 9 or 10-ton road? Mayor Povolny clarified that he would like to see the numbers for a road that fully-loaded semis can drive on all year long, with a four-foot-wide shoulder, which would extend from the upgraded portion of Hornsby Street south to the intersection with 145th Avenue NE. Postler said that the typical process for getting an idea of such a cost is ordering a feasibility study. He added that the current City Staff were not involved with the upgrade of the 9-ton portion of Hornsby Street, so soil borings will have to be done to understand what is going on with the road. Mayor Povolny asked how much soil borings will cost? Postler replied a few thousand dollars. He added that despite these issues he will try to get a very general estimate on the cost. He asked if the Council would prefer to delay the neighborhood meetings for blacktop projects? Mayor Povolny said that he would. Postler noted that City Staff would not like to wait until winter to hold neighborhood meetings, if the blacktop projects are still going to be considered.

Inspection Report for John's Black Dirt

On 09.24.18 Postler, Windingstad, and a representative from Forest Lake Contracting inspected the John's Black Dirt site. It was noted that the hauling operation was completed in June of this year. Postler reported that the site was mostly cleaned up: There was one pump, one small piece of equipment, and some pipe remaining on the site. He added that the water in the ponds will still need to rise at least three feet to meet requirements.

Postler said that per their IUP conditions adding top soil and seeding still need to be done, and more restoration work will have to happen before everything is complete. The Anoka County Conservation District has not been to the site to inspect. The IUP states that they have 12 months from the site closing to finish final restoration. Postler finished by adding that the roadways within the property itself are in good condition.

Postler continued to report that Forest Lake Contracting does not have immediate plans for development, and the IUP conditions do not provide a deadline for such development to be completed. He said there is likely room for 1-4 houses on the property, and more than two will require a public roadway. Mursko noted that it may be smart to consider positioning access to the property from the north rather than the south. There are concerns about the difficulty of installing a septic system for this development.

Update on Developments

Postler noted that Preiner's Preserve has completed patching on 147th Avenue NE.

In terms of the Local Surface Water Management Plan which was approved at a previous Council meeting, City Staff have received comments back from all four required entities.

Daly asked if Postler has researched weight limits for Howard Lake Drive? Postler said that he looked at Howard Lake Drive and 147th Avenue NE and found that both are basically 9-ton roads. He said that although the roads are rated at 9 tons, that does not mean the Council cannot restrict traffic if they desire to post no haul routes. He finished by saying one loaded cement truck is the equivalent of roughly 3,000 cars driving on it.

13. Attorney Report

No report.

14. Mayor and Council Members Report

Council Member Krebs

Krebs thanked City Staff for doing a good job on Fall Fest.

Council Member Daly

Daly reported that Fall Fest went well, and he was happy with the turnout at the Car Show.

Mayor Povolny

No report.

Council Member Peterson

No report.

Council Member Duraine

Duraine reported on the most recent Cable Commission meeting. Budget was discussed and Paul Peterson from LATV will be attending the next City Council meeting to talk about the budget with the Council.

15. Public Works Report

No report.

16. Public Communications Coordinator Report

No report.

17. City Administrator's Report

Treasurer's Report

Receipts:	\$	0
Disbursements:	\$	217,053.46
Balance:	\$	5,884,383.51

Billboard questions

Mursko presented a map of all billboard locations in the City as a follow up to discussion from a previous City Council meeting. She will be updating the map to show which of the permits are expiring. Mayor Povolny asked if property lines could be added to the map? Mursko said she would be able to but noted that not every property owner owns the easement rights for the billboards.

Resolution 2019 Budget Levy

Mursko presented the Council an overview of the 2019 budget levy. She said that overall the handout gives an idea of how money is being spent and what increases there may have been. She added that if you look at trends there has been incremental growth within the City while keeping the tax rate the same.

Mursko continued by saying at the last Council meeting she presented materials regarding a sale of City land, and the Council accepted the offer. For years the City has been talking about creating a capital fund for new buildings, and the City will be able to start the fund with \$100,000 from the land sale.

She added that at the previous meeting Public Works Superintendent Jim Windingstad went over the increase in budget for his department, which will be dedicated to tree removal and contract services. Duraine asked for further explanation of what the \$20,000 increase in the Public

Works' budget will be used for? Windingstad said that there are more trees in the City's right-of-way than the Public Works team can handle themselves.

Mursko continued to discuss the additional \$91,000 going toward the Fire Department's capital fund. The fund was created by both Forest Lake and Columbus last year. This is necessary because next year the Fire Department must spend \$550,000 on new equipment.

Krebs asked Mursko how much money is in the building fund? Mursko said she has not had a chance to analyze that portion of the budget, but will be doing so in the future. She is certain that there is money in the fund. She added that the Ohman's hours have been increased to full time, and she anticipates that he will need additional help in the future. Duraine followed up by asking why the cost for medical benefits increased in the building department? Mursko said that medical benefits are based on number of hours worked, so when the Building Official's hours increased so did the amount he receives in medical benefits.

Duraine asked why the cost for IT services has increased? Mursko said that the line item includes a number of license renewals and also includes the cost to contract for accounting services at the beginning of the year.

Mursko was asked if residents of Columbus will see an increase in their taxes? Mursko said that each year she does analysis to see how much she can increase the City's budget without increasing the City's portion of taxes. She does her best to stick to that amount as to not create an increase in taxes. She noted a caveat that there will be residents in Columbus who will see an increase in taxes because of things like home improvements, but there will be no increase in the City portion of taxes.

Mayor Povolny noted that at some point the City will be selling a considerable amount of land which will have a big effect on the budget. Mursko said that money coming in from land sales will be split between the general fund and the levy, in an attempt to pay down both sums. Mursko was asked if Columbus taxpayers will see a benefit from the land sales? Griffith replied that such a decision will be made by a future Council and cannot be determined at this time.

Motion by Duraine to approve Resolution 18-27, a resolution approving the 2018 Columbus Preliminary Tax Levy and Tax Abatement for Property Taxes Collectable in 2019. Seconded by Daly. Motion carried unanimously.

18. Closed Meeting Discussion – NE, SE, & SW Quad Land

At this time Mayor Povolny closed the City Council meeting to execute a closed meeting under Minnesota Statutes Section 13D.05, subd. 3(c) to consider offers or counteroffers for the sale of City-owned Quad 35 property.

At 9:37 p.m. Mayor Povolny reopened the City Council meeting.

E. ANNOUNCEMENTS & REMINDERS

Mayor Povolny asked Postler if he could complete a fire flow analysis for the Freeway District

with the Ziegler tank online? He noted that JP E-Commerce's engineer would like to see the analysis so they can determine what type of pipes to install in their building.

Motion by Peterson for the City Engineer to complete a fire flow analysis for the Freeway District. Seconded by Krebs. Motion carried unanimously.

19. Calendar of Meetings.

The next Planning Commission meeting is 10.03.18.

F. ADJOURNMENT

Motion by Duraine to adjourn. Seconded by Daly. Motion carried unanimously.

Meeting adjourned at 9:39 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator