

**MINUTES of the ST. CHARLES CITY COUNCIL
for Tuesday, May 3, 2011 at 5:30 a.m.
830 Whitewater Avenue
St. Charles, MN 55972**

MEMBERS PRESENT:

Councilmen:
John Schaber
Dave Braun
Orv Dahl
Wayne Getz
Mayor Bill Spitzer

STAFF PRESENT:

Nick Koverman City Administrator

OTHERS IN ATTENDANCE: None.

1). ESTABLISH QUORUM/CALL TO ORDER

Quorum was established with Mayor Bill Spitzer calling the meeting to order at 5:30 a.m.

2). PLEDGE OF ALLEGIANCE

3). APPROVAL of the AGENDA:

Motion to approve the agenda: John Schaber

Motion carried.

The Council reviewed the ordered agenda items and determined to discuss Item 5). Consideration of land exchange/transaction for City Owned Land and land owned by St. Charles Real Estate first in relation to potentially approving the plans and specifications for I-90.

4). Consideration of land exchange/transaction for City Owned Land and land owned by St. Charles Real Estate. The Council had reviewed information regarding a proposed transaction of approximately 3.4 acres of land owned by the City for approximately 10.5 acres of land owned by St. Charles Real Estate.

Admin. Koverman was directed to potentially negotiate an agreement that would provide the City with a right of first refusal for the remaining acreage of approximately 12.5 acres in addition to the land swap, and easement agreement for the turn around. After discussing the pros and cons of both properties it was determined by the Council with the engineer's report that the proposed 10.5 acres with the existing pond would help to retain as much of the existing sellable acres while potentially even increasing that number. However, it was the ability to be able to continue the project forward at a reasonable cost that was attractive. The agreement will provide the option to the City until December 31 of 2012 at the agreed upon price. Clm. Schaber did not see the need for a closed meeting and motioned to approve the land swap of approximately 10.5 acres owned by St. Charles Real Estate and approximately 3.4 acres owned by the city of St. Charles and create other documents and to direct staff and the lawyer to finalize this contract and other related documents as related to this transaction.

Motion to approve: John Schaber

No further discussion.

Motion declared carried.

5). Resolution #08-2011 I-90 Plans and Specifications. With the plans altered to reflect the use of the existing pond no further questions were asked. Resolution #08-2011 was introduced for adoption.

Motion to approve: Wayne Getz

Seconded by: Dave Braun

Motion declared carried.

6). Call for Special Meeting Friday, May 6 at 5:30 a.m. for consideration of exploratory agreement.

Mayor Spitzer began the discussion by outlining the goals as he views Bob Olson's proposed wind exploratory agreement to be as: a \$2.5 million project at the end of the 5 years, a right of first refusal that the city does not have to take the turbines, a lower cost of power, and to try and stabilize the power for one

third of the power we purchase. Clm. Dahl raised a few concerns and questions with respect to land and cost. Clm Schaber added that while the City has been talking wind for some time, Mr. Olson's plan has been presented only a few weeks ago and he feels rushed. Clm. Braun agreed and added that he wants Juhl Wind and Olson to talk. Clm. Schaber motioned to consider the option at the next regular meeting on May 10 in order to give Juhl time to talk as well as Richard Heinemann time to talk as well.

Motion to approve: John Schaber

No further discussion.

Motion declared carried.

Unscheduled Appearances. None.

A motion to adjourn the meeting at 5:52 a.m.

Motion to approve: John Schaber

Motion declared carried.

William J. Spitzer, Mayor

Attest: _____
Nick Koverman, Administrator