

**MINUTES of the ST. CHARLES CITY COUNCIL
for Tuesday, December 7, 2010 held at 7:00 p.m. at
830 Whitewater Avenue,
St. Charles, Minnesota**

MEMBERS PRESENT:

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

STAFF PRESENT:

Nick Koverman, Administrator

OTHERS IN ATTENDANCE: Pat Glynn, Cathy Groebner, Lee Groebner, Craig Hilmer (St. Charles Press), Tim Hoff, Bill Debruyckere, Scott Oberg, Doug Wait, Cris Gastner (SEMDC), Jon Miller, Mike Bubany (David Drown & Associates), and Craig Hilmer (St. Charles Press).

1. ESTABLISH QUORUM/CALL TO ORDER

Quorum was established with Mayor Bill Spitzer calling the meeting to order at 7:01 p.m.

2. PLEDGE of ALLEGIANCE

3. APPROVAL of the AGENDA:

Motion to Approve: John Schaber

Motion declared carried

4. Notices and Communications: The Lions are promoting the Dog Park fundraiser. HBC is raising rates by 5 percent. The League of Minnesota Cities is holding their annual experienced Council training.

5. Fjerstad Property Purchase. Mr. Bubany opened the discussion that outlined the project costs for the land purchase of \$450,000. TIF dollars would pay for \$350,000 with \$50,000 coming from the State and the remaining \$50,000 would come from either TIF in the short term or another governmental fund. If the Council only looks at the TIF dollars vested it would have invested \$175,000 of its own money, or roughly \$5,800 an acre. If the City chooses to not utilize the TIF dollars \$225,000 returns to the County with no ability to use those dollars. Cris Gastner of the EDA explained how the goal was to create jobs and rebuild tax base close to the interstate as it has been identified as one of our most underutilized assets. The goal was to leverage TIF dollars in order to provide the greatest return for tax payers. Clm. Braun raised concerns of unemployment and recession. Mayor Spitzer reiterated that the use of the dollars was a way for us to leverage monies that otherwise we could not. Bill Debruyckere from Eastwood Bank and the president of the Winona County EDA expressed that he was confident the investment in the land was a good move, even though there are no guarantees. He then expressed that it was one step in the process before the investment of infrastructure. Clm. Getz agreed that he felt the City could sell the land at a later date if no development nor infrastructure was put in. He agreed with the mayor that the community needed to move forward. Clm. Schaber expressed that discussed the past investment of water and sewer for a hotel and he felt that this was an opportunity to leverage dollars that otherwise would not be available. Discussion continued with comments from the public including support from Tim Hoff, Jon Miller, and Scott Oberg. There were various questions with regard to the DEED grant, which Mr. Gastner fielded. He explained how this investment helped to prove to DEED that the City is committed to the project. He outlined the timeline for the DEED grant. The discussion lasted over an hour. A motion was made to move forward with the purchase of the Fjerstad property for \$450,000 with funds to be used through TIF dollars and the LGA.

Motion to approve: Wayne Getz

Mayor Spitzer called for a roll call vote:

Wayne Getz: Yay
John Schaber: Yay
Orv Dahl: Nay
Dave Braun: Yay

Motion declared carried.

A motion was then made to allow staff to move forward with the closing of the Fjerstad property and to finalize details.

6. Holiday LED Residential Lighting Program. A discussion was held with regard to the holiday lighting program for residential customers. The rebate would help promote electrical consumption through the holiday season as well as local consumption. In addition, residents will be able to recycle their old lights. A motion was made to approve the lighting program as set forth with an initial cap of \$10,000.

Motion to approve: John Schaber
Motion declared carried.

7. Resolution #39-2010 Liquor Licenses. The Council reviewed the resolution. A motion was made to approve the resolution.

Motion to approve: Dave Braun
Motion declared carried.

8. Resolution #40-2010 Cigarette Licenses. The Council reviewed the resolution. A motion was made to approve the resolution.

Motion to approve: Wayne Getz
Motion declared carried.

Unscheduled Appearances

None.

Motion to adjourn at 8:17 p.m.: John Schaber

Motion declared carried.

ATTEST

William J. Spitzer, Mayor

Nick Koverman, Administrator