

**CITY OF BERTHA
TODD COUNTY, MINNESOTA
REGULAR COUNCIL MEETING
HELD AT THE BERTHA COMMUNITY CENTER
MONDAY, APRIL 10, 2017**

Members Present: Mayor Zimmerman, Members Olson, Nelson, Hoemberg and Bowman

Staff Present: Clerk Umland, Public Works Templin & Police Berndt

Guest Present: Trinity Gruenberg, Pete Wallner, Russ Vandenheuvel, Marv Stokes, Tracy Ryan

3. Public Comments: An opportunity for members of the public to address the City Council on items not on the current agenda. Items requiring Council action may be deferred to staff or committee for research and future agenda, if appropriated.

Pete Wallner (Pete's Lumber) informed the council that his alley was breaking up and would like it patched before it too late. He felt at this time they might have to cut out some tar and patch it.

Member Nelson introduced Tracy Ryan, (Ryan Development Consulting Service) gave a lengthy speech helping the council understand what TIF is all about. **What is Tax Increment Financing?** TIF is a statutory financing tool to promote economic and housing development in areas where it would not otherwise occur. A TIF authority, which could be a city, "captures" the revenues generated by the increase in net tax capacity resulting from new development within a designated geographic area which is called a TIF district. The TIF authority uses the tax increments to finance public improvements and other qualifying costs related to the new development that generated the increase in net tax capacity. **How is a TIF District Created?** The authority takes the first step in creating a district by adopting a TIF plan for the district. The plan provides information about the project to be funded with tax increment from the district and authorizes the use of tax increment from the district to TIF-eligible project costs. First, TIF authority must obtain approval of the plan for the district from the council of the city in which the district is located after a notice has been published and a public hearing is held. Before a district is created, the TIF authority must provide a copy of the proposed TIF plan and certain information to the county auditor and the school district who, in turn, provide copies to the members of the different boards. The board may comment on the proposed district but cannot prevent the creation of the district. The purpose of a housing district is to assist development of owner-occupied and rental housing for low- and moderate-income individuals and families. Housing can be constructed on bare land as long as the qualifying criteria are met. **How is Tax Increment Calculated?** When a district is created the county certifies both the original tax capacity and the original local tax rate. The original tax capacity is considered the "base" value and the property taxes generated from the "base" value are distributed to the appropriate taxing jurisdictions. As the development occurs, the increase in the tax capacity is captured. Once the development is completed the difference in the net tax capacity is paid to the TIF authority to be used for qualified TIF expenditures. A meeting will be set up with Ms. Ryan, two members of the council along with the contractor. Her charge for this service would be \$350.00. She suggested that the contractor would have to commit to at least eight units to make it feasible to form a district and when construction would be done. She said she would do the annual state report for \$500.00.

4. Communications Reports

A. Enterprise Reports – April reports reviewed

B. Fire/Ambulance Reports – Mr. Wallner gave a brief monthly report.

Russ Vandenheuvel announced that three EMT from the Bertha Ambulance Service received “Star of Life” Award from the Tri-County Healthcare System. The three members from the service were Karla Weishalla, Kristi Wanner and Russ Vandenheuvel. National EMS week will be May 21-27. Ms. Dawn Stach has announced her retirement from the Bertha Ambulance Service effective March 31, 2017.

C. Law Enforcement – Mr. Berndt presented the council with his March activity report. The monthly report showed the following violations for Bertha: 21-citizen calls, 8-citations, 2-warnings, 1-arrest, 2-public assists, 5-investigations, 6-assisted other agencies and 2-vehicle unlocks. Mr. Berndt stated that it is hard to get part-time help. He highly stressed if the council has complaints to please address him personally. Member Hoemberg and Bowman attended a law enforcement committee meeting with Eagle Bend City Clerk. Member Hoemberg presented the council with a report with items that were discussed. The school is still thinking about reducing hours for the liaison position. The council is not in favor of picking up the cost to fulfill the contract. Leona Bowman was designated to ride along with Mr. Berndt to make a list of nuisance properties.

D. Public Works Report – Mr. Templin supplied the council with his March activity report. The monthly report included meeting with contractors about the water issues at the Community Center, installation of new locks at the community center and started sweeping the streets. The council asked him to bring some quotes to next meeting for replacing the shut-off valve on the Bartels property. Reviewed the estimate from Ideal Construction to correct the drainage problem around the Community Center. Two other contractors have been contacted, but refused to give the city an estimate. Motion by Bowman, seconded by Member Hoemberg accepting the quote from Ideal Construction for \$30,604.60. Carried. Ideal Construction will do the preparation work with Buster’s doing the concrete work. The project will not start until after the summer festival.

E. Clerk Overview – Informational purpose only

5. Consider Business Items

A. Issuance and Sale of Health Care Revenue Notes for Tri-County Health Care Project is in the process and will be closing the end of April.

B. Community Center Estimate -see Public Works Report approved Ideal Construction to do the repairs.

C. Alex Power Equipment – Motion by Nelson, seconded by Member Olson to purchase a used Kabota 4WD lawnmower from Alex Power Equipment for \$11,000 using designated park funds. Carried. This mower is approximately 5 years old with a 72”mower deck, 60” inch broom with cab.

D. Hope Addition One- A brief discussion on if they should reduce the cost of the remaining Hope Addition One lots. Currently, the price is \$10,000.00 and a \$5,000.00 rebate if a dwelling is constructed on the lot within one year. Motion by Nelson, seconded by Olson approving the sale price of the vacant lots at Hope Addition One for the developed lot would be \$1.00 with the stipulation that they construct a dwelling within one year and undeveloped lot for \$2,500.00 along with the new owners paying for all the closing cost associated with the lot. Carried.

E. Encroachment B-H Transportation –Mr. Kruger has provided an encroachment agreement to Mr. Kleen attorney for review. Once he hears back from him a resolution and agreement will be provided to the city for adoption.

6. Consider Consent Agenda – Action Required

Note: The Consent Agenda listed those items of business which are considered to be routine which need no discussion. Consent items are acted upon by one motion. If discussion is desired by council, that item may be removed to an appropriate section of the regular agenda for discussion.

Mayor Zimmerman asked if there were any additions, corrections, deletions to be made to Consent Agenda. Motion by Bowman, seconded by Olson to approve the Consent Agenda as presented, with all members voting in favor. The agenda items include the following:

- A. Approval of March 13, 2017 Public Hearing and Regular Council Minutes
- B. Approval of March Disbursements & Authorize Issuance in accordance with the list provided including all electronic payments.
- C. Review bank correspondence – Bank Statement & Investment Report
- D. Adopt Resolution 2017-10 to certify delinquent ambulance bill for inclusion to Mn Recapture Agency and direct the city clerk to remove the account from active receivables of the City of Bertha, said account being detailed in the official file of the City. The Expert T Billing has determined that the account, shown on the resolution is uncollectible.
- E. Bertha Fire Relief Association (Fire-16) annual report was reviewed
- F. Approved Resolution 2017-12 – A Resolution authorizing the auction of tax-forfeited property not needed for public use. Parcel 29-0021500 – Lot 7 of Block 1 in Westergren's Addition.
- G. Permits approved
 - 2017-01 Phil Cronk – 28X32 wood garage
 - 2017-02 – Mark Fay – Gazebo
 - 2017-03- Mark Fay – Fence
 - 2017-04 – Phil & Christina Cronk – fence
- H. Resolution 2017-11-The council took up consideration of revising the ambulance service rates since there was no increase since 2001. The new rates were reviewed and approved effective June 1, 2017. The new increase is as follows: Basic run \$750.00, Intercept run \$900.00 and mileage rate increased to \$13.50. Also, included under the new increase was a Letter of Agreement for ALS Intercepts with Lakewood Health System Ambulance. This agreement would allow Advanced Life Support service to meet or intercept and bring a paramedic to the patient's side.

7. Committee Report – None

8. Meeting/Conference/Correspondence

A. Mayor Zimmerman read a memo from the Minnesota Cities Bulletin allowing a city by ordinance requiring organizations to contribute up to 10% per year of their net profits derived from lawful gambling to a fund administered by the city. The city may only disburse the funds for charitable contributions. The proceeds from the fund could only be used for lawful purposes only such as park systems or youth activities. Clerk Umland will contact our local regional office in Fergus Falls to get more information especially the net profit of the current sellers.

B. Mr. Templin met with John from Fish & Wildlife services about the empty field area on the northeast part of the sewer pond site. The term of this agreement would be ten years. The USFWS would provide the prairie seed for planting the field. The landowner would be responsible for \$1,500 cost share in the form other in-kind match to coordinate the restoration of the habitat holistically. The City of Bertha would be responsible for site preparation and other maintenance services for the next ten years. The council was opposed to this and suggested possibly getting bird and bat houses.

9. Adjournment

There was no further business to come before the City Council, Member Bowman moved; Member Nelson seconded the motion to adjourn. With all members in favor motion was carried. The meeting adjourned at 9:30 p.m. Carried.

