

**MINUTES OF A REGULAR MEETING OF THE PRINCETON CITY COUNCIL HELD ON  
FEBRUARY 14, 2008, 7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

\*\*\*\*\*

Mayor Riddle called the meeting to order and led the Pledge of Allegiance to the Flag. Council members present were Mayor Jeremy Riddle and Councilors Dick Dobson, Victoria Hallin, and Paul Whitcomb. Councilor Lee Steinbrecher was absent. Staff present was Steve Jackson, Jay Blake, Brian Payne, Jim Roxbury, and Ann Bien. City Administrator Mark Karnowski was absent. Also present were City Engineer Mike Nielson, WSB, and City Attorney Dick Schieffer.

**AGENDA ADDITIONS/DELETIONS**

IT WAS THE CONSENSUS OF THE COUNCIL TO DELETE THE FOLLOWINGS ITEMS TO THE AGENDA:

Under Public Hearings:

- A. Annexation Request from R. W. Properties, LLC

Under Petitions, Requests, and Communications:

- A. Request from Fire Department for Use of Princeton Mall Parking Lot

**APPROVAL OF MINUTES OF THE REGULAR MEETING OF JANUARY 24 AND STUDY SESSION OF JANUARY 31, 2008**

HALLIN MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 24 AND STUDY SESSION OF JANUARY 31, 2008, AS WRITTEN. WHITCOMB SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

**CONSENT AGENDA**

- A. **Permits and Licenses:** None
- B. **Personnel:** None
- C. **Donations/Designations:** None

**OPEN FORUM**

No one was present for Open Forum.

**PUBLIC HEARINGS:** None

**REPORTS OF OFFICERS, BOARDS, AND COMMITTEES**

**A. Planning Commission**

1. **Draft Minutes of January 22, 2008**  
The above minutes were reviewed.
2. **Public Subsidy for Tax Abatement, R.W. Properties, LLC**

Blake explained R.W. Properties, LLC is requesting a tax abatement for Lot 1, Block 1, Railway Properties once it is annexed into the City. The Princeton Economic Development Authority has reviewed the request and recommends approval of the terms. The abatement is defined as a business subsidy and requires a public hearing. Since the annexation public hearing was scheduled for tonight, the resolution calls for the public hearing on March 13, 2008. He recommended it be called for March 27<sup>th</sup>, after the annexation public hearing.

WHITCOMB MOVED TO APPROVE RESOLUTION #08-08, A RESOLUTION CALLING PUBLIC HEARING ON BUSINESS SUBSIDY AGREEMENT, WITH

CHANGING THE DATE TO MARCH 27, 2008. HALLIN SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

**3. Final Plat Approval for River Town Apartments Plat**

Blake reported the final plat for River Town Apartment Homes is consistent with the preliminary plans that were approved by the City. This is the first of three plats anticipated for the three apartment buildings to be built on this site. The Planning commission recommends approval of the final plat subject to recommendations made on park dedication by the Princeton Park Board at their February 25<sup>th</sup> meeting. The park dedication agreement will be included in the Developers Agreement, which will be presented to the Council at their February 28<sup>th</sup> meeting.

Hallin asked and was told the property boundary issue has been satisfied by the purchase of adjacent property.

DOBSON MOVED TO APPROVE THE FINAL PLAT FOR RIVER TOWN APARTMENT HOMES SUBJECT TO THE FINAL TERMS OF THE DEVELOPERS AGREEMENT BEING PRESENTED AND APPROVED AT THE FEBRUARY 28, 2008, CITY COUNCIL MEETING. WHITCOMB SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

**4. Call for Feasibility Report for Public Improvements for River Town Apartments Plat**

Mike Nielson, WSB , reported Briggs Development has requested the street, storm sewer, sanitary sewer, watermain, and power line relocation improvements be completed as a public improvement with assessments split between the River Town Apartment Homes project and Tim Strong. Staff is proposing the Council consider a public improvement under the following conditions:

1. Briggs Development will be responsible for all costs to complete the feasibility report with the understanding that if the project goes forward as planned, the feasibility report preparation costs would be rolled into the assessment with costs split proportionally between Briggs and Tim Strong. In the event the project does not move forward, Briggs Development will be responsible for 100% of the cost to prepare the feasibility report, legal fees, and any other fees related to this project.

2. Briggs Development provides and secures from Mr. Strong a waiver of assessment appeal. This is necessary to avoid a public hearing and meet the desired timeline.

Nielson reported WSB can prepare a feasibility report for a cost of \$3,500 if the assessment waiver is received, or approximately \$5,500 if an assessment hearing is required. Mike Olson of Briggs Development has agreed to the \$3,500, but will decide if he wants to move forward with the assessment hearing at a cost of approximately \$2,000.

WHITCOMB MOVED TO DIRECT WSB TO PREPARE A FEASIBILITY REPORT FOR PUBLIC IMPROVEMENTS IN THE RIVER TOWN APARTMENT HOMES PLAT FOR A COST NOT TO EXCEED \$3,500 IF THE ASSESSMENT WAIVER IS RECEIVED. HALLIN SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

**5. Christensen Hangar Purchase Update**

Blake reported staff continues to work on finalizing the purchase of nine hangar lots owned by Elizabeth Christensen. During the closing process, it was learned there were discrepancies on the title work, so the closing has been temporarily delayed.

The City Attorney is working on a possible escrow agreement for the Christensens to sign, allowing the City to proceed with quiet title action. Since this problem may also affect the other hangar lots in the area, staff will be contacting the other property owners regarding quiet title.

**B. EDA**

**1. Draft Minutes of January 24, 2008**

The above minutes were reviewed.

**C. Park Board**

**1. Draft Minutes of January 22, 2008**

The above minutes were reviewed.

**D. Public Utilities Commission**

**1. Minutes of December 19, 2007**

The above minutes were reviewed.

**E. Princeton Area Visionary Committee**

**1. Minutes of January 28, 2008**

The above minutes were reviewed.

**PETITIONS, REQUESTS, AND COMMUNICATIONS:** None

**ORDINANCES AND RESOLUTIONS**

**A. Resolution #08-09, G.O. Water Revenue Bonds**

George Eilertson, Northland Securities, explained the \$4,880,000 General Obligation Water Revenue Bond, Series 2008A, is being issued to refinance the \$2,865,000 Water Revenue Notes, Series 2005A (issued through the Princeton Public Utilities Commission) and to provide \$2.3 million to complete the construction of the drinking water treatment plant. The bonds are structured with a 20-year bond term, with principal due December 1, 2008 through 2027. The new bonds are callable on December 1, 2017.

The bond will be purchased by Siemens Public, Inc., at a price based on other sales this week. A purchase agreement will be provided within 5 days. The bonds will be issued with an average interest rate of 3.61%. It is anticipated that net revenues from the operation of the municipal water utility will pay 100% of the debt service on the bond issue.

HALLIN MOVED TO APPROVE RESOLUTION #08-09, A RESOLUTION AWARDED THE SALE OF \$4,880,000 GENERAL OBLIGATION WATER REVENUE BONDS, SERIES 2008A, FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT, CONTINGENT UPON RECEIVING A SIGNED PURCHASE AGREEMENT FROM SIEMENS PUBLIC, INC. DOBSON SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS**

**A. Sewer Rate Discussion**

In a memo to the Council, City Administrator Karnowski suggested the Council review the City's sewer rates. He wrote that the rates have not been adjusted since 2001, and with

the construction of a new wastewater treatment plant on the horizon, it is time to review and current operation and maintenance cost and determine what type of increase may be in order. He suggested the Mayor, a council member, the City Engineer, Finance Director, Public Works Director, and Administrator review the raw data and compile a proposal for the full Council to consider at their March 6<sup>th</sup> study session. The Council agreed it was time to relook at the fees and Dobson and Whitcomb agreed to meet with the Mayor and staff.

#### **B. AFSCME 2008 Contract Re-Opener**

Jackson reviewed the proposed changes to the AFSCME contract – Single health coverage = Employer pays 100% of monthly premium; Family health coverage = Employer pays first \$938 of monthly premium, employee pays remaining \$330 of monthly premium; Single dental coverage – Employer pays the first \$20.64 per month; Single + 1 dental coverage = Employer pays the first \$50.30 per month; Family dental coverage = Employer pays the first \$50.30 per month; General wage increase of 3.4% effective January 1, 2008.

Jackson explained staff is in the process of completing a salary survey with comparable cities. It looks like Princeton is a little lower, so the additional 1% will get the City's salaries more in line. In the past, only an approximate 2.5% wage increase was approved. He stated there is a tentative agreement with the Police Department's union using the same wage increase.

DOBSON MOVED TO APPROVE THE ADDENDUM TO THE LABOR AGREEMENT BETWEEN THE CITY OF PRINCETON AND AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, COUNCIL 65, LOCAL 2889, 2008 CONTRACT RE-OPENER FOR HEALTH CARE AND WAGES. WHITCOMB SECONDED THE MOTION.

Whitcomb asked if staff has checked other insurance companies. Jackson answered no, and there may be other options the City can look at.

ON THE VOTE: AYES – 4; NAYS – 0. THE MOTION CARRIED UNANIMOUSLY.

#### **C. Purchase of Walk-In Cooler**

Jackson reported the City of Silver Lake has submitted a proposal to purchase the walk-in cooler and all accessories, including racks and compressors, from the former liquor store building for \$6,500.

WHITCOMB MOVED TO APPROVE THE SALE OF THE WALK-IN COOLER AND ACCESSORIES TO THE CITY OF SILVER LAKE FOR \$6,500. DOBSON SECONDED THE MOTION. ON THE VOTE: AYES – 4; NAYS – 0. THE MOTION CARRIED UNANIMOUSLY.

#### **D. Liquor Store Purchase of Scrubber**

Jackson explained that although the decorative flooring in the new liquor store will be very durable, it is difficult to clean. He stated Liquor Manager Campbell had Dalco Enterprises, Inc. at the store to do a demonstration of their 20" floor scrubber and she was very impressed with the results. This item is on the state contract, so only one quote is needed.

DOBSON MOVED TO APPROVE THE PURCHASE OF A TNT T3 20" SCRUBBER AND BRUSH FROM DALCO ENTERPRISES, INC. FOR \$6,311.24. HALLIN SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

#### **E. 4<sup>th</sup> Quarter Finance Report for 2007**

The Council reviewed the 4<sup>th</sup> quarter 2007 update prepared by Finance Director Jackson. Jackson reported the general fund will end the year with a surplus. The sanitary sewer fund shows a rate increase will be necessary; 2007 broke even but not by too much. The liquor store will show a positive year. Dobson commended the department heads for coming within or under budget.

**MISCELLANEOUS:** None

**BILL LIST – \$359,232.44**

HALLIN MOVED TO APPROVE MANUAL CHECKS NUMBERING 58226-58230 FOR A TOTAL OF \$141,476.71 AND THE ITEMS LISTED ON THE LIQUOR BILL LIST AND GENERAL CITY BILL LIST, WHICH WILL BE CHECKS NUMBERING 58231-58330, FOR A TOTAL OF \$217,755.73. WHITCOMB SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

There being no further business WHITCOMB MOVED TO ADJOURN AT 7:45 P.M. HALLIN SECONDED THE MOTION. ON THE VOTE: AYES - 4; NAYS - 0. THE MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted

Ann Bien, Deputy City Clerk

ATTEST:

---

Jeremy Riddle, Mayor