

**MINUTES OF A REGULAR MEETING OF THE PRINCETON CITY COUNCIL HELD ON
FEBRUARY 12, 2015 7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS**

Mayor Paul Whitcomb called the meeting to order and led the Pledge of Allegiance to the Flag. Council members present were, Thom Walker, Dick Dobson, Victoria Hallin and Jules Zimmer. Staff present, Administrator Mark Karnowski, Finance Director Steve Jackson, Community Development Director Jolene Foss, Police Chief Todd Frederick, Public Works Director Bob Gerold, Clerk Shawna Jenkins, Engineer Mike Nielson and Attorney Damien Toven.

AGENDA ADDITIONS/DELETIONS

None

CONSIDERATION OF MINUTES

- A. Regular Meeting Minutes of January 22, 2015
- B. Study Session Meeting Minutes of February 5, 2015

HALLIN MOVED TO APPROVE THE REGULAR MEETING MINUTES OF JANUARY 22, 2015 AND THE STUDY SESSION MEETING MINUTES OF FEBRUARY 5, 2015. DOBSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

CONSENT AGENDA

- A. **Permits and Licenses**
 - 1. Princeton Speedway Liquor License, April 1st – September 31, 2015
 - 2. Christ Our Light Catholic Parish Gambling License – Bingo on March 15, 2015
 - 3. Christ Our Light Catholic Parish Gambling License – September 20, 2015
- B. **Personnel**
- C. **Donations / Designations**

HALLIN MOVED TO APPROVE THE CONSENT AGENDA. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

OPEN FORUM

REPORTS OF OFFICERS, BOARDS, AND COMMITTEES

- A. EDA Minutes of January 15, 2015
- B. Planning Commission Minutes of January 26, 2015
- C. Park Board Minutes of January 26, 2015
- D. Fire Board Minutes of January 6, 2015

PETITIONS, REQUESTS, AND COMMUNICATIONS

- A. Wine and Spirits Grant Request – Princeton Senior All Night Party

Karnowski stated that once again, the Princeton Senior All Night Party is requesting a Wine and Spirits Grant Request. In the past, a 6 pack of pop per student was provided.

HALLIN MOVED TO APPROVE PRINCETON SENIOR ALL NIGHT PARTY'S WINE AND SPIRITS GRANT REQUEST AND WILL DONATE ONE 6 PACK OF POP PER STUDENT THAT IS ATTENDING. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

ORDINANCES AND RESOLUTIONS

A. Resolution 15-07 accepting Civic Center Donations

Karnowski reported that as the Council is aware, we have received numerous donations in money, labor and materials to rehabilitate the Civic Center. This is to accept the donations that we have not yet accepted via resolution. The rehabilitation has been a huge success and likely would not have happened without all the contributions we have received.

DOBSON MOVED TO APPROVE RESOLUTION 15-07 ACCEPTING DONATIONS FROM VARIOUS INDIVIDUALS AND BUSINESSES FOR THE PRINCETON CIVIC CENTER REHABILITATION. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

B. Resolution 15-08 Bike Trail Design/Build RFP

Karnowski advised that at the December 11th meeting, there was a brief discussion about using the "Design Build" process to construct the 1 mile of 10' bike path from the south of the PUC's water treatment plant on Rum River Drive.

Resolution 15-08 will authorize staff to seek interested parties as well as a legal notice and draft an RFP. We have \$180,000 available, so we are proposing to use the "Design Build" method so we can hopefully get the entire trail done. Staff has had conversations with a few firms and feels this will work well for the project.

HALLIN MOVED TO APPROVE RESOLUTION 15-08 AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS TO CONSTRUCT A BIKE TRAIL ALONG THE OLD RAILROAD RIGHT OF WAY EXTENDING SOUTH FROM RUM RIVER DRIVE. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

NEW BUSINESS

A. Police Certificate of Valor

Karnowski reported that on Christmas Day, Officer Josephs was involved in an incident with a resident that she was attempting to arrest. Kenneth Scheneman assisted her in getting the resident under control. Mayor Whitcomb awarded the Certificate of Valor to Kenneth Scheneman for his heroism and assistance to Officer Josephs.

B. Decommissioned WWTP Property Lease (Solar Farm)

Karnowski reported that as the Council is probably aware, the City and PUC staff have been working with SolarStone Partners, L.L.C. in trying to come up with an agreement to lease a portion of the decommissioned WWTP ponds for use as a solar farm.

A proposed lease has been reviewed by the city attorney and SolarStone has pretty much agreed to the recommended changes. There are still a couple of items yet to be negotiated.

SolarStone is planning on submitting their proposal to the Southern Minnesota Municipal Power Agency (SMMPA) of which the Princeton PUC is a member. It is a competitive process by which one proposal will be selected by SMMPA for construction.

As noted in the proposed 30 year lease, SolarStone plans on reimbursing the city for use of 30 acres of the land to the tune of \$700 per acre per year with a 2.5% annual escalator. That would generate \$21,000 in revenue for year one and increase annually from there to \$30,731/acre in year 30 with a total payment (30 year cumulative) of \$921,930. (Note that the attached does not include the revised per acre lease rate of \$700/acre.)

In addition, there are power generation taxes that would be paid by SolarStone to the State of which 20% would be returned to the city. The estimate of the value of those payments is about \$1,475 per year.

It's possible that the city could negotiate a higher amount but, again, this is a competitive process and only one proposal will be approved for construction. So a higher lease rate may result in the SolarStone proposal being passed over.

SolarStone's proposal has to be submitted to SMMPA by February 20th, so Council action on the proposal must be finalized before then.

If the Council agrees with the proposed lease agreement (again, with the possibility of some minor language changes) then a motion authorizing the Mayor and Clerk to sign the lease would be in order. In the alternative, the Council could continue tonight's meeting to next Tuesday, February 17th and make the decision then.

Karnowski stated there are some minor changes that still need to be made, so if the council wants to see the final agreement this meeting will need to be continued. Solarstone needs the agreement signed by the end of next week.

Nielson said the City can also prescribe to the service, so we could possibly power the WWTP and some of the other properties as well. That would provide a 10% reduction in cost.

Walker asked what would happen if SolarStone went out of Business. Nielson replied that he believes the city would own that panels in that case. Solar panels have a 30 year life cycle, so the entire thing could likely be liquidated for more than the cost of demolition.

HALLIN MOVED TO APPROVE THE PROPOSED LEASE AGREEMENT DRAFT, CONTINGENT ON LANGUAGE CHANGES AND CORRECTIONS WITH SOLARSTONE. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

MISCELLANEOUS

Hallin reported that the STEM program for students (Science, Technology, Engineering and Math) is holding an event on Friday February 20th at both the High School and the Middle School. This is a very important program, especially for young adults that will be entering the work force.

BILL LIST

HALLIN MOVED TO APPROVE THE BILL LIST WHICH INCLUDES THE MANUAL CHECKS AS LISTED ON THE MANUAL BILL LIST FOR A TOTAL OF \$72,976.01 AND THE ITEMS LISTED ON THE LIQUOR BILL LIST AND GENERAL CITY BILL LIST WHICH WILL BE CHECKS 71364 TO 71456 FOR A TOTAL OF \$377,319.87. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business:

DOBSON MOVED TO ADJOURN THE MEETING AT 7:20 PM. HALLIN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Shawna Jenkins
City Clerk

ATTEST:

Paul Whitcomb, Mayor