



**CITY OF MONTROSE**  
200 Center Avenue South  
Montrose, Minnesota 55363

**CITY COUNCIL MINUTES**  
November 26, 2007

Pursuant to call and notice the Montrose City Council met in regular session at 7:00p.m. on Monday, November 26, 2007, at the Montrose Community Center. Mayor Nelson, Council Members Kauffman, Knodel and Petersen were in attendance. Council Member Beaton was absent. Also present were Brad DeWolf, city engineer, Kristen Carr, city attorney, Sean Diercks, public works director, and Barbara Thwing-Swanson, city administrator.

**APPROVAL OF THE AGENDA**

Motion by Petersen, seconded by Knodel, to approve the agenda as amended with the addition of Monthly Complaint Report and Utility bill adjustment request for Hammond. Carried 4-0.

**CONSENT AGENDA**

Motion by Knodel, seconded by Petersen, to approve the Consent Agenda which included the November 13, 2007 council minutes, the November 26, 2007 accounts payable and the 2008/09 Wright County Law Enforcement Contract. Carried 4-0.

**WATER/SEWER REVENUE BOND**

Shelly Eldridge, Ehlers & Associates Inc., presented the results of the bids for the \$1,035,000 water/sewer revenue bond the City of Montrose is securing. The low bidder was United Bankers' Bank of Bloomington and Citizens State Bank of Waverly. The Interest rate is 4.0169%; it is a ten year bond.

The bond is to pay for the expenditure of the water and sewer extension on MN25 S and the lift station and trunk sewer located in the area of Clementa Avenue and TH12. The payments for the bond will be paid with trunk area fees collected from the various developers in Montrose.

Motion by Knodel, seconded by Kauffman, to adopt Resolution 2007-20 accepting the bid from United Bankers' Bank and Citizens State Bank of Waverly for the water/sewer revenue bond in the amount of \$1,035,000.00. Carried 4-0.

**UTILITY RATES**

Swanson reported that the water, sewer and garbage rates will require an increase due to the rising costs of electricity, gasoline, and chemicals. The electricity bill rose 17%, chemicals for water and sewage treatment increased 20% and the city is receiving a fuel surcharge on its monthly bill from Waste Management.

There has not been a rate increase for the water or sanitary sewer system in two years and garbage rates have not changed for five years or more.

Motion by Petersen, seconded by Knodel, to adopt Resolution 2007-17, increasing the Montrose Sanitary Sewer System Rate to \$2.50/1000 gallons effective January 1, 2008. Carried 4-0.

Motion by Kauffman, seconded by Knodel, to adopt Resolution 2007-18, increasing the Montrose Water System rates to \$3.50/1000 gallons effective January 1, 2008. Carried 4-0.

Motion by Petersen, seconded by Kauffman, to adopt Resolution 2007-19 changing the garbage collection rates as follows:

30 gallon cart \$10.00 no change

60 gallon cart \$14.00/month

90 gallon cart \$18.00/month

Effective January 1, 2008. Carried 4-0.

The 30 gallon cart rate did not change to encourage the residents of Montrose to recycle and to reward those that do.

### **TRUNK AREA FEES**

DeWolf presented a proposal to increase trunk area fees based on current costs to construct trunk water, sewer and storm water systems. The current rates have not been increased since their adoption several years ago. These fees are paid to the city by the developers at the time a Development Agreement is signed with the city.

DeWolf recommended the following increases:

Trunk Sanitary Sewer from \$1850.00 to \$2150/per acre

Trunk Water from \$700 to \$875/per acre

Trunk Storm Water from \$600 to \$750.per acre

Motion by Kauffman, seconded by Knodel, to increase the trunk area rates as presented by Brad DeWolf and to become effective January 1, 2008. Carried 4-0.

### **UTILITY BILL ADJUSTMENT**

Swanson presented a request for a utility bill adjustment. Hammond's had a water leak which caused a high utility bill of \$400.00. The city's policy takes the water use average for the past 12 months and splits the difference between their current bill and average bill with the property owner.

Motion by Petersen, seconded by Kauffman, to provide an adjusted bill to Hammonds using the policy established by the city. Carried 4-0.

### **EMON PROPERTY**

DeWolf received a notice from David Emon regarding drainage on his property located directly south of the Montrose Wastewater Treatment Plant. DeWolf will meet with Emon to find a solution to the problem.

**CITY HALL HEATING AND COOLING SYSTEM**

Diercks presented three bids to the council to install a new heating and cooling system in city hall. The bid also included cold air returns and ducting. The bidders were Palo, Varner Electric and Scotts Heating. The low bidder was Scott’s Heating & A/C Service. Scott’s bid included language requiring a down payment that the city council objected to.

Motion by Petersen, seconded by Kauffman, to award the bid to Scott’s Heating & A/C Service for \$7900.00 with the understanding that the city would not provide a down payment. Carried 4-0.

Motion by Petersen, seconded by Knodel, to award the 2<sup>nd</sup> highest bidder the work if Scott’s doesn’t agree to withdraw the down payment. Carried 4-0.

**OPEN FORUM**

Catherine Neiberger requested the council consider changing the agreement with Meadow Brook Cottages to require owner occupied cottages. Discussion followed regarding the public hearing held prior to the construction of the subdivision where this issue was addressed. The city cannot require that the owner of the property live in the home.

Neiberger also expressed concern about the improvement of the intersection at Clementa Avenue and Nelson Boulevard (TH12). She would like the Highway 12 Redevelopment committee to have the authority to assist with the design. Mayor Nelson explained that the Highway 12 Redevelopment committee will be looking at the redevelopment of the business district not addressing traffic needs.

**ACKNOWLEDGEMENTS**

- Mike Truax for bringing the petition for Safe Routes to School door to door in Rock Brook at the 11<sup>th</sup> hour to accompany the grant application.
- Montrose Boy Scouts for the donation of the beautiful Christmas tree at the intersection of Nelson Boulevard (TH 12) and Buffalo Avenue South.
- Public Works for putting up and decorating the Christmas tree.
- Methodist Church for providing a wonderful Thanksgiving Dinner to those in need on Thanksgiving Day.

**ADJOURNMENT**

Motion by Kauffman, seconded by Petersen, to adjourn. Carried 4-0.

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Charlie Nelson  
Mayor

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Barbara Thwing-Swanson  
Administrator/Clerk/Treasurer

