

MEDINA CITY COUNCIL MEETING MINUTES OF AUGUST 2, 2005

The City Council of Medina, Minnesota met in regular session on August 2, 2005 at 7:02 p.m. in the City Hall Chambers. Mayor Workman presided.

I. ROLL CALL

Members present: Brinkman, Cavanaugh, Smith, Weir, and Workman.

Members absent: None.

Also present: City Attorney Ron Batty, City Engineer Tom Kellogg, Police Chief Ed Belland, City Planner Consultant Sarah Schield, City Administrator Chad Adams and Recording Secretary Cheryl Felix.

I. PLEDGE OF ALLEGIANCE

II. ADDITIONS TO THE AGENDA

It was requested to add Item B, Landfill, to Old Business.

*Moved by Weir, seconded by Cavanaugh, to approve the agenda as amended. **Motion passed unanimously.***

III. APPROVAL

A. Approval of the July 19, 2005 Special City Council Meeting Minutes

It was noted on page 1, the 10th paragraph, it should state: "Cavanaugh...deferring them until future development as an option."

It was noted on page 1, the 10th paragraph, it should be stricken: "He stated that other developments could pay remaining costs after the 10 years."

It was noted on page 1, the 16th paragraph, it should state: "Cavanaugh... of the costs that directly relate to other properties should be looked at... with the developer taking ~~more~~ all of the risk."

*Moved by Weir, seconded by Smith, to approve the July 19, 2005 special City Council meeting minutes as amended. **Motion passed unanimously.***

B. Approval of the July 19, 2005 Regular City Council Meeting Minutes

It was noted on page 2, the 4th paragraph, it should state: "Weir asked about...are several nearby residents on wells."

It was noted on page 6, the 6th paragraph, it should state: "Weir stated green pavers would mitigate ~~costs~~ runoff."

It was noted on page 6, the 5th paragraph, it should state: "Cavanaugh...for all residents, with restrictions including a rain garden and permeable cover, would it..."

It was noted on page 6, the 9th paragraph, it should state: "Cavanaugh...property were sold, the conditions would follow the property."

It was noted on page 2, the 8th paragraph, it should state: "He noted the only time... top of the ~~burn~~ berm."

It was noted on page 4, the 4th paragraph, it should state: "Lorsung stated projects scheduled... to appealed Ordinance 720 for septic systems...."

It was noted on page 9, the 13th paragraph, it should state: "She stated the City is receiving... all commercial ~~property~~ activity."

*Moved by Smith, seconded by Weir, to approve the July 19, 2005 regular City Council meeting minutes as amended. **Motion passed unanimously.***

C. Approval of the July 26, 2005 Special City Council Meeting Minutes

*Moved by Weir, seconded by Smith, to approve the July 26, 2005 special City Council meeting minutes. **Motion passed unanimously.***

IV. CONSENT AGENDA

- A. **Approve Permit/Agreement No. 31692 with Canadian Pacific Rail for Storm Sewer Crossing – Uptown Hamel Improvements**
- B. **Approve Traffic Signal Control Agreement No. 87893R (TH 12 and CR 29)**
- C. **Approve Independent Contractor Agreement to Buffalo Bituminous**
- D. **Approve First Amendment to Development Agreement (Kearin's and Rudd's, Park Ridge Acres)**
- E. **Authorize City Administrator to Appoint Administration Intern**
- F. **Reschedule all Regular City Council Meetings from September 20, 2005 through November 15, 2005 to Hamel Community Building, 3200 Mill Drive**
- G. **Approve Traffic Signal Control Agreement No. 87893R (TH 12 and CR 29) Resolution**

Adams requested to add Item G to the consent agenda.

*Moved by Smith, seconded by Brinkman, to approve the consent agenda as amended. **Motion passed unanimously.***

VI. COMMENTS

A. Comments from Citizens on Items not on the Agenda

There were none.

B. Park Commission

Adams stated he is unsure the August 17 meeting will be held due to the agenda being light as well as quorum issues. He noted future meetings would be held at the Hamel Community Building.

I. Planning Commission

Schild and Adams both noted they are unaware of the upcoming agenda items.

VII. OLD BUSINESS

A. Ryan Companies (Target)

1. Update on Land Use Application

Adams stated Staff is expecting a full revised submittal on Monday, August 8, 2005.

2. Term Sheet – Public Improvement Construction and Financing

Adams stated the primary focus for discussion is the term sheet which has been discussed by the developer and the City. He added direction and/or revisions to the sheet from Council are needed to put together a development agreement.

Batty stated negotiations took place with Ryan but cannot be completed until the financials have been resolved. The term sheet has been modified per discussions with Staff and Ryan. If Council is comfortable with these terms they can endorse, which will be the basis for financial terms that will be included in the development agreement. He referenced Item 1 noting Ryan would construct all improvements. He added financing, noted in Item 4, would be through a \$2 million pay-as-you-go note. He clarified the only source of financing for the note is tax increment financing received so if the City does not get increment dollars nothing would be paid back to developer who is taking the risk to fund the public improvements.

Workman stated this type of note assures City taxpayers would not pay on the note. Generally, if there is not enough tax increment, the City would need to pay the shortfall; this way the City does not have to.

Smith asked about transferring the obligation to others. Workman stated the district would have the obligation.

Batty stated whoever holds the bonds has the right to collect. He added the City pays the bondholders. In a pay-as-you-go note the holder will be Ryan or whomever and the City's obligation is to pay 85 percent of what comes in. The City would receive 15 percent of the increment for other general public improvement needs. If the increment is not there the City does not pay. Workman stated it is preferable to the City not to issue bonds.

Smith noted it is a significant amount of money with the interest. She added it needs to be realized what it is costing the residents of the City.

Batty referenced Item 5 stating the note would be payable with annual interest at 6.5 percent over a period not to exceed 15 years.

Smith asked who determines the interest. Workman stated this is the going rate; it is where corporate bonds are. He noted it is taxable that is why it is a different rate.

Dave Callister, Ehlers & Associates, stated total cost is around 2.9 percent over 15 years.

Batty stated the pay-as-you-go note could be paid down more rapidly. If prices or values go up, or if more development occurs, there is the potential of a larger tax increment. If paid off prior to 15 years then the interest figure will go down. Workman stated the lenders believe the note will be paid off early.

Smith stated she would like to discuss number 6 of the agreement - the 95 percent figure.

Batty stated these are all negotiated terms. He noted the way the tax increment is structured, by May 2009, all of the money would have to be expended or committed. If a note is entered into it will be considered expended. He referenced Item 6 noting if Outlot D does not develop the figure can go to 95 percent; if it does develop it should go back down or stay at 85 percent. He noted the term sheet was drafted by Ryan's attorney and is a result of a meeting last week. He added this is one tweak that has been identified by the City that needs to be worked out.

Cavanaugh asked what the inflation rate is. He stated Council had discussed 5 percent, at a split of 75/25. Callister stated 3 percent is the number being used, even though his firm typically uses 0 percent for analysis. He noted 75/25 was reviewed but it was not feasible to pay off in 15 years at 3 percent. He added information was sent out with numbers as high as 6 percent; any number can be used but developers have to be comfortable with it.

Workman stated Council couldn't use any numbers; they must be comfortable with them. He noted, from a planning perspective, it must be planned low because the numbers cannot go backwards.

Smith asked about historical statistics of the City's commercial market value.

Adams stated the City assessor indicated for 2005 and 2006 payable the average increase citywide for City commercial properties, excluding new improvements, was 6.7 percent. With new improvements it was 11.69 percent for 2006 payable. He added different businesses in the Hamel area ranged from 3.4 to 50 percent.

Smith asked what happened to the dollars Ryan was going to pay. Workman stated the public improvement costs have increased from \$1.5 million to \$4.8 million over the last two years, based on scope of project and requests by the City for improvements.

Adams clarified that of the \$1.2 million gap (now \$1.4 million) discussed at the previous meeting, that the City is committing to another \$550,000 for public improvements and Ryan must fill the gap (\$650,000 to \$850,000). He added the City's proforma analysis review demonstrates the City should not go above the now \$2 million amount.

Workman stated if the terms are changed from 85/15 to 75/25 Ryan's assumptions change. Ryan then needs to go to a lender and get pricing. They are taking a TIF payment in return. The terms make a difference.

Cavanaugh stated the City must have something comfortable for Ryan and for residents. He thought the numbers were 75/25 and inflation would be raised slightly.

Dick Brooks, Ryan Companies, stated the numbers have been at 95/5 for a long time. He noted they are throwing in \$2 million, the City is throwing in \$2 million, and they are still short. Hopefully they can get some cost savings with some users paying a bit more. If the Council endorses the term sheet tonight Ryan will move forward and find the shortfall.

Smith asked about cost savings in terms of the building. Brooks assured nothing is being changed.

Brinkman stated the price of the project, i.e. brick and mortar is more expensive because this year alone prices have gone up due to increase in costs.

Smith noted this is the price of doing business and is not unusual.

Brinkman stated constituents want to see this project happen. He noted the project is set and if it falls apart there will be problems. Although there still are a few minor problems Ryan is not asking the City for the remaining shortfall. He added details must be finalized so Ryan knows where to go and what to do.

Smith stated there are still legitimate questions that need answers. She noted since developers and a financial advisor are at the table she would like Council to not have the developer or pending property owners as clients. Each member stated they had no conflict/affiliation with the developer or pending property owners.

Weir stated Council should not tamper with the tax increment percentage. If Outlot D gets developed it should return to 85 percent.

Smith stated the \$800,000 plus shortfall could be assessed to property owners. She noted the developer is paying for some improvements that need to be made now. She added a sewer line, etc. is zero benefit to Ryan.

Workman stated Staff has concluded which items are fair and which are not. He noted everyone but two parties have given land or easements to the project – the state and the county.

Weir stated residents who have given considerable easements and have given up land, i.e. Medina ballroom has given up land to make Clydesdale available.

Adams stated properties that have not provided land or easements are west of the ballroom and Holiday; however, the assessments would be minor – less than \$100,000 and Holiday has cooperated with the road/intersection change.

Workman stated Ryan is hoping to negotiate contracts a bit lower but regardless they will go ahead with the project anyway. He stated City is doing what it said it is going to do. Smith stated the City was agreeing to the project before it realized the cost.

Batty stated if a change of law results in the reduction of tax increment the terms of the note may go from 15 to 20 years.

Cavanaugh stated the agreement does not indicate if the term is extended, that deficiencies prior to the change of law will not be reimbursed. Batty stated Ryan will never get more than \$2 million plus interest.

Chuck Diessner, legal counsel for Ryan Companies, stated the deficiency is only what results from a change in law. In other words a change in law must define deficiency.

Batty stated there is no jobs agreement; Ryan will not be bound to create certain wages or create jobs via the business subsidy policy.

Smith stated it should be clear on all transfers beyond Ryan and how the City assures these obligations will be followed.

Workman stated Ryan is building to plans presented and is doing public improvements to the City's satisfaction. He added they are not out of it until they get all their money.

Brinkman stated if Ryan sells the property the sale is filed with the county.

Smith stated she did not realize the Target property was not going to remain a Ryan development. Smith stated she assumes others would own their property, too. Brooks stated Target would own their property and other companies could buy their properties.

Smith asked if the property is sold, is Ryan not liable. Brooks stated Ryan is the builder, unless Target buys the property before it is built then Target assumes the obligations. Ryan will be doing the entire public infrastructure, guaranteed. Once the Target facility is built, Ryan will develop the balance of the parcels and may sell it off. He noted Ryan holds the note for the infrastructure and landowners pay Ryan which will be the TIF.

Smith asked what would happen if any one of the properties filed bankruptcy. Workman stated the note would be assigned to someone else.

Batty stated Item 3 of the agreement is security for the City; if the City's portion does not get done they could do it themselves and assess up to \$2 million dollars for infrastructure improvements. In terms of bankruptcy, real estate will be there so taxes will be levied, and if there is less increment to the City this means less money to Ryan.

Cavanaugh asked if Ace Properties is fine with Item 15 of the agreement. Batty stated not necessarily. He noted the City does not want the Ryan agreement dependent on a third party agreement that they cannot control. If there is no assessment agreement with a third party, the City acts as if the \$8,000 plus in taxes were paid so they are not out anything. He added he is not sure if Ace will agree but doing this to the taxes allows the project to move forward. He noted there is a risk of \$8,000 plus per year if the City believes nothing will be built on the property.

Workman stated Ace wants to go ahead with their project.

Cavanaugh asked if Ryan could live without that item in the agreement. Brooks stated \$8,000/yr. plus does not look like a lot but absorbing another \$800,000 is.

Batty stated what Ryan wants is 85 percent of the increment from all redeveloped properties as noted in Item 7 of the agreement.

Smith asked if Ace is committing. Brooks stated their projections changed to put Ace into the deal and they need to be there. He noted Ace would prefer to build by Target rather than by itself. He noted if it is kept, raw land taxes must be paid. He added Ace needs an easement from Ryan to make their project happen.

Workman stated the City is not going to guarantee payment of the Ace Properties. He noted Ryan has leverage and can work this out with Ace.

Smith stated the City has an obligation, too, not to approve a development that doesn't do what the City wants.

Smith asked about the letter from a Cherry Hill resident regarding aeration of the pond. Adams stated Ryan is putting an aerator in. He added through research, the aerator is not going to solve all the problems, i.e. it will not eliminate all algae and mosquito growth in pond.

Ryan stated a letter has been sent to the resident with the pond concerns.

Workman stated he is looking for a consensus and polled each Council member.

Brinkman stated he is fine with the agreement as it sits now, subject to a final development agreement.

Weir stated she is fine with it but disappointed regarding full time jobs.

Cavanaugh stated he could live with it.

Smith stated she is generally not in favor, noting the use is too intense and she is not in favor of TIF for this type of a project; however, Ryan is taking the risk. She stated she wishes it were a shorter time period but thinks it will be supported through future increment. She noted there would be support on this without her vote. She strongly requests Staff provided a plan so the City can be assured the agreement/construction would be completed with no problems. She stated there needs to be a plan to monitor everything; this will benefit the developer because otherwise they will be fined. She added this is no reflection on existing Staff. Adams stated he could outline more project management if requested and that Staff would need assistance in certain areas.

Workman stated he is okay with it. He noted he wants a strong cooperation with the developer. He stated the existing residents and landowners must be kept abreast of what is going on to minimize impact. He stated there is a consensus and the public hearing would be scheduled for September 6.

B. Landfill

Lenny Leuer, 3625 Chippewa Road, noted concerns regarding the last time (1998) private wells were tested. He referenced a Wenck Engineering report noting samples were taken and five indicators were looked for with two of the five being chemicals. The sample results showed levels to the north were slightly higher. He noted that along the 1998-sampled road there have been four cases of cancer reported. He stated earlier reports were not specific in which way the water flows. He noted the MPCA was asked about well sampling; however, the response indicated they are not interested. He stated a consultant might need to look for more than five indicators, including other chemicals, especially on the north side.

Smith asked how many were tested in 1998. She also asked if they were all from farming families stating this is not terribly unusual. She stated wells should be monitored

for contaminants, which is tracked by leakage from a septic system. Leuer stated he is not sure how many were tested but they are all long-term residents.

Workman asked how much is in the environmental fund. He stated indicators must be in the landfill in order to migrate off site. He noted he is leaning towards testing wells up to a mile of the landfill. Adams stated there is at least \$150,000 to \$180,000 that is uncommitted in the fund. He noted the City would be looking at hiring a consultant within the next few weeks.

Smith noted within a mile is far. She stated the cancer might be caused by other factors such as the residents' pollutants; therefore, parameters need to be defined. She stated she is not entirely comfortable with the MPCA protecting the City's residents. She noted testing should be done every year.

Cavanaugh suggested starting with the cancer residents' wells then expanding.

Weir stated she is concerned about possible arsenic but when Mr. Tiffany of the MPCA was asked he had little explanation.

Cavanaugh stated consultants should have data on this. Adams stated the City gets an annual report but many parts are difficult and timely to decipher.

Brinkman asked why the City is getting into the testing business. He asked if pressure could be applied to the state to fund some of the testing.

Workman stated the City cannot afford to do major testing. He stated the Council's job is to ask the questions but they need someone to ask the right questions. He requested Staff discuss the issue and bring a proposal to the Council. Adams noted Staff has been looking into it.

VIII. NEW BUSINESS

A. Ordinance Amendments Pertaining to Calculating Suitable Soils and Development Standards

Schild stated in 1999 there was an ordinance that was repealed; therefore, Staff is looking for assistance in determining deductible variables in performing the test for suitable soils. Variables include total acreage deductions, the best list to utilize, protection of wetlands, hard cover calculations, and what is a taking when discussing wetland easements, drainage and utility easements, etc. She requested Council provide direction to Staff.

Smith asked if the soil names and colors are the same. Schild stated they could vary.

Lenny Leuer stated in the ordinance some of the clauses on slopes said no more than 6 percent, but some applicants were allowed up to 12 percent. He added they look for 5 acres of contiguous soil and if hard cover is subtracted they could be non-conforming lots.

Smith noted these lot types are already out there. She stated her understanding was the 5-acre suitable soil was done to limit development in the rural area. She added hard

cover is subtracted because an applicant cannot put a septic system on it. She noted Council should hold firm on its position.

Brinkman asked if it is legal for a City to limit development by requiring a 5-acre minimum. Batty replied it is, that a City could establish any acre minimum. He noted in 1999 the City went from a 2-acre minimum to a 5-acre minimum.

Weir stated the percentages are contradictory and should be fixed. She asked if accepting 6 to 12 percent would make a huge difference. Schield stated it might because of upcoming issues.

Cavanaugh asked what essential changes should be made. Schield stated slopes, hard covers, and wetland buffers.

Workman stated 5 acres reduces the number of buildable spaces in the City. He noted if an owner has 10 acres they cannot subdivide into 2 lots.

Brinkman stated it is restrictive because the City is 29 percent water.

Smith stated the City's soils are not suitable for well systems because they do not percolate well. She noted she does not think wetlands need to be subtracted.

Leuer asked if a driveway breaks soils is it considered two soils or one piece. Workman stated it is one piece.

Weir asked about the list of soils. Schield stated if Council does not mind Staff would like to review it. She noted it is not an enforcement tool.

Smith requested the inspector and the planning department coordinate so that the list matches. She referenced Appendix C regarding slopes, stating there is only one under the Not Acceptable category.

Madeleine Linck, 1762 Warden Road, stated she has a comprehensive plan coming up and was concerned about the possible change in slope percentages.

Workman stated this issue should be sent back to Staff, noting it needs to be consistent and no less restrictive than it was.

A. Final Plat to Create One New Lot – Ron Musich, 2715 Pioneer Trail

Schild stated this is a simple subdivision request. She noted there are outstanding issues with the report, i.e. the new Lot 2 is 5.44 suitable contiguous acres and Lot 1 is 11.87 non-contiguous acres.

Smith stated this should not have been brought to Council because Lot 1 is non-contiguous and she will not vote to approve. She suggested tabling this issue. She added a motion to deny should be made because it is not possible to divide into 5-acre contiguous lots.

Batty asked about time. Schield stated the applicant has given an extension to September 15.

Workman agreed the issue should be tabled noting the owner and more information from staff should be at the Council meeting before denying.

Schild stated there was a discussion with the applicant regarding a shed that was put up with no permit and the applicant initially agreed to pay the permit fees. She added the applicant does not want to revise his subdivision request.

Weir asked about the applicant's unwillingness to take down the shed or move it. Schild replied the applicant stated at the Planning Commission it would be resolved, but during a phone conversation today stated this was not said.

*Moved by Cavanaugh, seconded by Weir, to table the final plat to create one new lot – Ron Musich, 2715 Pioneer Trail. **Motion passed unanimously.***

C. Comprehensive Plan Amendment – Rural Commercial Holding District

Adams stated this is a proposed text amendment to the comprehensive plan. The City of Corcoran is extending sewer into the RCH district although the City will not allow development in this area until it is decided what and where. He requested Council direct Staff to draft an amendment resolution.

Leuer asked if Medina would be assessed for the line. Workman stated no, adding a few people will be hooked up to it. He added the City wants to prevent premature development of the area.

Smith stated Medina would pay for hook up but not the line. Adams stated there would be revenue from connection fees and Corcoran could decide if they want to assess costs to their residents.

Workman stated the City has agreed to pay for some of the costs, i.e. to upsize the pipe, to allow usage in the future. He asked if the upsized pipe is a huge cost. Kellogg stated typically no, usually the installation costs are high.

Cavanaugh stated the City will eventually pay for the upsized pipe plus costs on the principal when ready to use. He noted this is a fair solution and a benefit to the City.

*Moved by Weir, seconded by Smith, to direct Staff to prepare the text amendment for Metropolitan Council approval and to draft a comprehensive plan amendment – Rural Commercial Holding District resolution. **Motion passed unanimously.***

D. 2006 Budget Discussion

Adams stated the issue the Council wanted to discuss philosophically from the last meeting is if money from the general fund should be set aside for capital improvement planning (CIP). He noted it is a policy decision if Council wants to set aside money now and each year. Weir stated it is a good idea to plan for the future.

Workman stated long-term planning is needed but the City cannot start assessing people for buildings and/or sites if the where and what is unknown. He suggested Council bring in a consultant, describe the City's needs, and let the consultant come back with ideas. Adams stated technically, a master planning consultant has been contracted for and hired to do this, but is waiting until the City Hall renovations are complete before moving forward.

Cavanaugh stated the City should put a little aside in case they have to do something.

Smith stated she would be comfortable putting \$50,000 aside per year, noting if land becomes available the City needs to have dollars. She noted there should be a CIP fund in the budget every year. Adams stated if under \$100,000 the City could put aside dollars and lower the tax rate.

Workman stated the City could raise money if land, etc. becomes available that they would like to purchase. He noted he has no problem with future facilities as a budget item but wants to stay in the 50 percent range of where the City was last year budget wise.

Brinkman stated this sounds fair and reasonable.

Adams stated he would check what funds are low. He added if there is a consensus he would target up to \$100,000 to future facilities, as long as the tax rate will decrease, and bring back the issue for approval on September 6th.

IX. CITY ADMINISTRATOR REPORT

A. Electric Power Line Burial – Uptown Hamel

Adams stated there might be a significant cost with businesses needing to upgrade their systems as a result of the electric line burial, which needs to be determined. Adams stated staff needs to find out if the costs are a justified public cost or will be a private cost.

Batty stated he is concerned spending TIF if deemed a private improvement.

Workman asked if this is something that needs to be worked out with Xcel.

Adams stated this would try to be resolved within the next few weeks. He asked if Council is interested in using TIF. Workman stated if it is considered public.

Brinkman stated Council should wait until development occurs.

B. Employee Recognition Policy

Adams stated he intends to draft a policy to recognize employees for years of service, retirement, etc. This issue is being discussed because of different interpretations of the improper public expenditures between Office of State Auditor and League of MN Cities, and he wanted to make sure everyone was comfortable with this before drafting a policy.

Workman stated he is comfortable with it.

Batty stated both his office and the League of MN Cities position is that the policy is a tool to recruit and retain quality employees and there are no additional benefits beyond what other companies have.

Adams noted he has received approximately 26 applications for the Administrative Assistant position to date and the deadline is August 5, 2005.

Adams stated he is working on the quarterly newsletter and suggested Council members recommend items to include.

Adams stated the Board of Appeals training is August 23, noting there are other training opportunities in August but they are in the outer-state area. He noted he is looking for another Council member to attend.

Cavanaugh stated he would make an effort to attend.

Brinkman stated he probably could attend and will contact Adams tomorrow.

X. MAYOR & CITY COUNCIL REPORTS

Workman stated the Ryan project has been time consuming for staff/Council and is almost resolved. He noted the City's portion of \$2 million is the maximum.

Workman stated the fire department held a meeting regarding their long-term budget. He noted they were asked to address several planning issues, i.e. they are planning for only wheeled equipment (trucks) through year 2012 and nothing for facilities. He stated they need to include fire facilities as part of their long term planning.

Cavanaugh asked if the City could spread the fire department costs between Medina and Corcoran. He suggested they ask for Corcoran's population projections. Adams clarified the contract is already set up this way, based on market value and calls.

Workman stated the City couldn't just plan for Medina with the Hamel Fire Department because they service Corcoran. He noted this area needs work and he is concerned it be addressed before population grows. He also noted money needs to be allocated from the budget. He suggested Belland work with Adams in the public safety arena.

Belland stated the forthcoming building project proposal should be discussed on a needs basis. He noted the fire department has taken small steps, i.e. during daytime fire calls both fire departments are started. He noted National Night Out was a great community event whereby 700 to 800 people were present. He stated next year the City would have block leaders with 10-15 parties.

Weir stated she received complaint calls regarding the non-growing weed prairie around Gramercy. Adams noted that Lorsung is handling the problem.

Weir stated she had a resident ask about recycling numbers 1 to 7 and compost collection.

Weir asked about the easement for St. Anne's. Kellogg stated some parishioners are working on it, noting the appraisal was received a few weeks ago but was missing information so it was returned and has not yet been received back.

Cavanaugh asked how much they are asking for and if they would be losing land. Kellogg stated they are asking between \$5,000 and \$6,000, which does not include the easement to the west.

XI. APPROVAL TO PAY THE BILLS

*Moved by Weir, seconded by Cavanaugh, to approve the bills, order check numbers 028225-028273 for \$158,725.46, and payroll check numbers 019382-019407 for \$26,874.46. **Motion passed unanimously.***

XII. ADJOURN

Moved by Smith, seconded by Cavanaugh, to adjourn the meeting at 9:59 p.m. **Motion passed unanimously.**

Bruce D. Workman, Mayor

Attest:

Chad M. Adams, City Administrator-Clerk