

City of Ottertail
November 4, 2016
SPECIAL MEETING/WORK SESSION
7:00 AM

Council present: Mayor Myron Lueders, Heather Rosenthal, Darold Woessner, Ron Grobeck, Jill Carlson
Absent: None

Staff present: City Clerk/Treas., Elaine Hanson; Maint. Coordinator, Loren Hawes; Fire Chief Stuart Fleischauer.

Others: Traci Ryan, Ryan Development Consultants; Brad Stevens, Thumper Pond General Manager

Mayor called the meeting to order.

Fire Department Reporting

Discussed fire department reporting, type of information the Council would like to see on a regular basis and in what format. Some of the items the Council would like to see where, number of calls, rescue calls, township calls were made to, attendance, number of responding members, activities and training. No non-public information. Information on a spreadsheet or other written report. Fleischauer reported on the trip to Pennsylvania for the pre-construction meeting. Options were added and subtracted but the costs should be relatively close. The truck takes 30-45 days to build and will start in June. Then another trip to the plant to go through the vehicle. Fleischauer also reported on the Pumpkin Fest activities, fire truck rides and smoke detector sales/batteries. Over 250 hamburgers were sold by the Relief Assn.

Thumper Pond Land Purchase

Traci Ryan, consultant for the Council gave an update on the purchase thus far. Some questions have arisen which need the Council to provide input.

* There was a question on allowing access to the RV Park off Highway 108. Council felt this was not a concern.

* Street ROW. In the purchase agreement, the street was originally planned to end at the property line. The committee of Woessner and Hanson in other discussion thought the addition 1500 feet should be paved but will be needed to be added to the plat description beginning at the Geo-Direct access point to Thumper Pond Drive. For maintenance purposes this would make the most sense. To take action on this item the purchase agreement would need to be amended to put into title. Council felt that the whole frontage road should be included in the agreement.

* Legal description. For the Thumper Pond signs and the ROW at 66' a section of the road would require an easement for the sign and carve out the lift station. There would be an additional charge for Compass to complete a legal description for the sign easement and the fee will be paid for by Thumper Pond. This was agreeable to the Council.

*Ownership of sewer lines: Thumper Pond would rather not give up the ownership of the sewer lines. An agreement or a ROW permit would be needed for them from the City if there was any work that would need to be done under the City road. Council had no issue with this. We need to have someone develop this agreement.

* Covenants. A draft amendment to the Thumper Pond Covenants had not be received prior to this meeting. Ryan and Stevens had had the chance to review. Thumper Pond wanted all covenants to apply to City lots and while Attorney Sugden and Ryan advised against this, the council believed that they could work through the various issues with Thumper Pond and would have the feasibility committee review with them for changes that were required. Committee of Woessner, Hanson, Ryan and Stevens will be meeting after the special meeting to review the covenants and issues that Thumper Pond or the City could possibly have with the amendment.

Assessments for Sewer and Streets:

- 1) Streets would basically be a non-issue.
- 2) Sewer assessments are paid by the users to help with unforeseen costs. These repairs need to be paid by cost sharing, much the same as a City but not completely the same

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as the City can bond, private owner cannot. Question is how will the possibility of assessments impact the marketability of this property? This should be reviewed by the council prior to adoption.

- * Title Opinion. Opinion is complete except for the additional ROW frontage to be added.
- * Trees. Thumper Pond has contracted with Potlach and they are removing trees. Consensus was that it will benefit the property to take out as many as necessary.
- * Development Agreement. Ryan reviewed the updated terms proposed for the Development Agreement between the City and Tim Dally. A road between the two main parcels for the Dally Apartments will be negotiated for half of the expense which would add 2 years to the TIF which would still be in the City's comfort zone. Council agreed.
- * Letter of Credit. It was decided that a letter of credit was not necessary as the developer agreement outlines that Dally must build within a time frame.
- * Dally will be given a FROR (first right of refusal) on the second lot.

If there were no objections, Ryan asked if the Council would authorize the Mayor and witnessed by the Clerk to sign off on the terms of Development Agreement. Rosenthal so moved and Woessner seconded. All voted in favor, carried.

With no other items to discuss, the meeting adjourned at 7:55 a.m.

s/s

Myron Lueders, Mayor

s/s

Elaine Hanson, MCMC
City Clerk-Treasurer