

JUNE 5, 2017 PROPERTY COMMITTEE MEETING MINUTES

Members present: A. Hraban for M. Platteter, M. Hraban, B. Morgan. Others present: A. Christianson, K. Gorseger, A. Kenyon, D. Parker.

Call to Order:

The meeting was called to order by Chair M. Hraban.

Land Sale:

A letter and map were distributed illustrating one acre of land an adjoining owner hopes to acquire adjacent to his home and mini storage units along Doughty Rd. Prices in the industrial area have been \$21,000/acre off rail with \$1,000/acre deductions for each permanent job created or each \$10,000 invested to a minimum of \$10,500/acre. The buyer would construct a fenced gravel pad for outdoor storage for rent. Several years ago residential lots were costing \$30,000+ to develop. We have deducted for wetland area in the past. A question was raised whether selling this parcel as depicted might leave the City an unsalable lot along the road. Motion was made by A. Hraban, seconded by Morgan and carried by voice vote to recommend Council approval of sale on the terms discussed provided, however, that two acres be sold from Doughty Rd. south. [Upon learning of the pricing for even the one acre the prospective buyer withdrew his interest.]

City Hall Remodel:

Verdegan Construction is not able to get to the City Hall remodel project until later in the year. Storm repair work has gone to the top of their list. In the meantime, it is believed that ceiling spots in the Council Chamber were created by leakage through the chimney, which is still used, and a couple other penetrations.

E. 12th St. Narrowing:

A map was distributed which illustrates how narrowing part of the r.o.w. of E. 12th St. S. from 100' to 66' could provide land to enable an abutting owner to construct a deck addition on the dwelling at 1015 Sabin E., which is used as a summer retreat. A question was raised whether or not to narrow the entire section or just the petitioner's frontage. Motion was made by A. Hraban, seconded by Morgan and carried by voice vote to recommend narrowing the west side only to the benefit of owners at 720 E.12th and 1015 Sabin E.

Skate Park Repairs:

It was noted that skate park repairs should be able to begin now that school's out, but equipment surfacing materials still have not been delivered.

Spruce Up:

Adm. Christianson advised that he had asked Glen Hetchler for a quote to repaint the kelly green dock plates and the safety yellow pipe bollards at 1506 Barnett Rd. to spruce it up some. The quote to do so is \$640, which would be paid from The Mining Fund. He also asked for a quote to paint the exposed concrete on the south side battleship gray so is awaiting that. This work is intended to improve the building's curb appeal.

Wall Concerns:

It was reported that, in the course of installing drain tile at a private residence at 207 Pederson Ave., the stability of the City's adjacent sidewalk could be impacted. The PW Committee will plan to tour that site.

Resolution to Clarify Jurisdiction:

There was mention of a resolution to clarify who is responsible for oversight of various City-owned properties. The Park Board? The Property Committee? Youth and Rec Committee? Those present seemed to generally be in concurrence with the resolution, as drafted.

Ditching:

DPW Gorsegrner restated a private property owner's request to be allowed to do some roadside ditching in the r.o.w. along the owner's property on North Ave. The PW Committee will make an on-site visit before making a recommendation to the Council.

Restrooms:

It was noted that the older Memorial Park restrooms should be painted. This was referred to the Park Board.

DEHCR Letter:

It was noted that the City first needs to establish a fair market value if it is to sell the three vacant CBDG lots to Non-LMI persons. Then the City needs to demonstrate effort to market them. Listing them with a local realtor may suffice. They have become a burden to maintain, especially given their low value. Sale proceeds will need to go back into the housing revolving loan fund.

Well Roof:

One quote has been received to re-shingle the roof on City Well No. 6. A second and, possibly, third quote will be sought.

Armory:

There was discussion of options for selling/leasing the Armory. No decision was made.

Request:

Attention was called to a request for new cupboards in a City-owned rental at 311 Sabin Ave. W. No action was recommended at this time.

SMA:

Mayor Reynolds indicated he doesn't plan to sign the State Municipal Agreement regarding the 2020 Lake Ave. resurfacing project unless there is 100% Council support. If it passes, but without full support, he will ask Council President Moore to sign.

Adjourn:

The meeting adjourned at 4:40 p.m.