

Emergency City Council Meeting

Thursday, April 1, 2021

The meeting was called to order by Mayor Mike Grote. Those in attendance were Mike Grote, Cody Eager, Andrew Gappa, Dave Whitney and Larry Schickling.

Others presented were Patrick Casey, City Attorney, Chris Fischer, Chief Prescher, Adam Jacobs, City Engineer, Wade Johnson and John Tierney.

The emergency meeting was called to address the Jay Christenson property.

An email on March 25th, 2021 was sent to Jay Christenson answering his questions from the email that he sent on March 24th, 2021. This email is attached to minutes.

1. Jay: Can we hook up to the water and sewer? If no what is the hold up.
Chris: No, not until you are annexed into the City
2. Jay: Who covers the cost to tap the main and the water shut off valve from the boulevard?
Chris: City of Madelia's ordinance states that the owner of the property pays all expenses from the main. It would be your expense. No tap can be done without approval.
3. Jay: Are we still fine with an alley between Gage and Haynes:
Chris: We need to go with the original plan of a cul-de-sac. No alley.
4. Jay: Are you still interested in the land for the pond? How much land do you need for the pond?
Chris: At this point the City is working on gathering all the necessary info to see how to move forward. The Council only meets twice a month. Government does not work fast.
5. Jay: Tax abatement vs TIF if you create a TIF could we even be included?
Chris: Tax abatement cannot even be considered until you are annexed into the City. The City right now is constructing a policy in regards to the criteria of what can be considered for abatement. Your property will not be eligible for TIF if you do anything to it. No permits or construction can happen until the TIF is put in place. Again TIF cannot start until you are annexed into the City.
6. Chris: If you chose to start construction the City cannot promise anything until the annexation is complete. The reason for that is if anyone from the Township or State does not approve it, it won't be complete.

Chris Fischer also answered a question in the March 25th, 2021 email that referred to the March 22nd, 2021 email.

1. Jay: I am also going to ask for a county 10-year tax abatement. This going to be more than likely contingent on bringing it into city limits. Could I get a support letter from you on this?

Chris: Right now I will not be able to write a letter to the County because the City has not even agreed upon moving forward with abatement.

On March 29th, 2021 Chris Fischer received an email from Jay Christenson.

1. Jay: Can you verify the depth of the sewer main on Haynes?

Chris Fischer did not answer the email but discussed the email with Wade Johnson and John Tierney.

Jay Christensen was notified on March 25th, 2021 that he cannot hook up to water and sewer until he is annexed in.

On March 31st, 2021 John Tierney and James Forstner went out to the site to discuss Jay's request. It was stated by Jay Christenson that the pipes are on his property so he was going to hook up.

On March 31st, 2021 Chris Fischer contacted the City Attorney to discuss the situation. An emergency meeting was called to discuss the plan of action.

Chris Fischer was notified of a County Permit being pulled for construction at Jay Christenson property on March 31st, 2021. Permit indicated no water and sewer.

Council discussed what options they had if Jay Christenson taps into the water and sewer before his annexation is complete.

A Motion was made by Dave Whitney and seconded by Larry Schickling to install a plug in the sewer and to install a valve in the water main if connection is completed before annexation. This plug and valve will not be installed if Jay Christenson complies with not hooking up until annexation is completed. Voting in favor of said motion; Mike Grote-Yes, Andy Gappa-Yes, Larry Schickling- Yes, Dave Whitney and Cody Eager-Yes. Motion was approved.

Council discussed the purchase of the land and development. It was agreed that the City of Madelia would not purchase any land at this time and that the annexation process would be Jay Christenson's responsibility for his land. The Council requested the City Attorney to draft a letter and send to Jay Christenson.

A Motion was made by Larry Schickling and seconded by Cody Eager to advertise for police officer position contingent to possible resignation. Voting in favor of said motion; Mike Grote-Yes, Andy Gappa-Yes, Larry Schickling- Yes, Dave Whitney and Cody Eager-Yes. Motion was approved.

With no further business before the Council, A Motion was made by Andy Gappa and seconded by Dave Whitney to adjourn the meeting. Voting in favor of said motion; Mike

Grote-Yes, Cody Eager-Yes, Andy Gappa-Yes, Dave Whitney and Larry Schickling-Yes. Motion was approved.

Typed this 9th day of April 2021

Chris Fischer,
City Administrator