

MINUTES, REGULAR MEETING
CITY COUNCIL, CITY OF LA CRESCENT, MINNESOTA
APRIL 26, 2021

Pursuant to due call and notice thereof, the second meeting of the City Council of the City of La Crescent for the month of April was called to order by Acting Mayor Dale Williams shortly thereafter 5:30 PM (due to technical problems with Zoom) in the La Crescent City Hall, La Crescent, Minnesota, on Monday, April 26, 2021.

Pursuant to Minn. Stat. § 13D.021 and due to the COVID-19 pandemic, members of the City Council and City Staff were given the option to attend the meeting by telephone or Zoom. Upon a roll call taken and tallied by the City Administrator, the following members were present: Members Ryan Hutchinson, Cheryl Jostad, Teresa O'Donnell-Ebner; Acting Mayor Dale Williams, and Mayor Mike Poellinger (via Zoom – Mayor Poellinger was only able to be present via Zoom for approximately 10 minutes due to technical problems). Members absent: None. Also present was City Administrator Bill Waller, City Attorney Skip Wieser, and City Administrative Assistant Angie Boettcher.

Acting Mayor Williams asked if anyone wished to take action to change the agenda as presented. There were no changes requested.

ITEM 1 – CONSENT AGENDA

At this time, the Mayor read the following items to be considered as part of the Consent Agenda for this regular meeting:

- 1.1 MINUTES – APRIL 12, 2021
- 1.2 MINUTES – APRIL 19, 2021
- 1.3 BILLS PAYABLE THROUGH APRIL 22, 2021
- 1.4 CASH BALANCE/ACTIVITY REPORT – FEBRUARY 2021
- 1.5 LIBRARY REPORT – FEBRUARY 2021

At the conclusion of the reading of the Consent Agenda, Acting Mayor Williams asked if the Council wished to have any of the items removed from the Consent Agenda for further discussion. It was recommended to amend the April 12, 2021 Minutes regarding Item 3.4 – Request to Purchase Property as follows:

ITEM 3.4 – REQUEST TO PURCHASE PROPERTY

City Administrator Waller reviewed with City Council a request the City received from property owners in the Apple Blossom Pointe development to purchase a portion of the City owned property in that development. City Council reviewed a copy of this request. Nikki Dockendorff addressed City Council regarding the request. For City Council information, the piece of property is platted as a City street, and is presently being considered for a trail extension/connection between the Horse Thief Ridge development and the Apple Blossom Pointe development, with a connection to the Winona County Apple Blossom Overlook Park. This extension/connection is identified in the City's Blufflands Plan. City staff believes that it is not in the City's best interest to sell this piece of property, and recommended that City Council deny the request. Following discussion, Member Jostad made a motion, seconded by Member Williams as follows:

MOTION TO TABLE DISCUSSION ON THIS MATTER TO THE FIRST CITY COUNCIL MEETING IN MAY.

After discussion, Motion and Second were withdrawn. After further discussion, the City Attorney reaffirmed his opinion that publicly dedicated, platted streets cannot be sold. No action was taken on this request. It was the consensus of City Council not to act on the request.

Member Hutchinson made a motion, seconded by Jostad, as follows:

A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED INCLUDING AN AMENDMENT TO THE APRIL 12, 2021 MINUTES REGARDING ITEM 3.4 – REQUEST TO PURCHASE PROPERTY AS STATED ABOVE.

Upon a roll call vote taken and tallied by the City Administrator, all Member present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O’Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

ITEM 3.1 – RECONVENE BOARD OF APPEAL/EQUALIZATION

At 5:40 PM the City Council resumed the annual Board of Appeal and Equalization meeting. Luke Onstad, Houston County Assessor, reviewed with City Council a listing of property owners. City Council then reviewed the following appeals:

Susan Laska at 1423 Grandview Ct, La Crescent. The Houston County Assessor’s Office made a recommendation in value of \$32,500.00. Following discussion, Member Jostad made a motion, seconded by Member Hutchinson, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$32,500.00 FOR PROPERTY OWNED BY SUSAN LASKA AT 1423 GRANDVIEW CT, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O’Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Jeff Holthaus at 614 Shore Acres, La Crescent. The Houston County Assessor's Office made a recommendation in value of \$615,000.00. Following discussion, Member Jostad made a motion, seconded by Member O'Donnell-Ebner, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$615,000.00 FOR PROPERTY OWNED BY JEFF HOLTHAUS AT 614 SHORE ACRES, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Dick Wieser on behalf of La Crescent Hotel Group, LLC at 509 N Chestnut St, La Crescent. The Houston County Assessor's Office made a recommendation in value of \$2,232,900.00. Following discussion, Member Hutchinson made a motion, seconded by Member O'Donnell-Ebner, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR FOR AN ESTIMATED MARKET VALUE OF \$2,232,900.00 FOR PROPERTY OWNED BY THE LA CRESCENT HOTEL GROUP, LLC AT 509 N CHESTNUT ST, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Teresa O'Donnell-Ebner	Yes

Members Cherryl Jostad and Dale Williams voted against the same. The motion did not pass due to a 2-2 vote.

Following further discussion, Member Hutchinson made a motion, seconded by Member Jostad, as follows:

MOTION TO APPROVE TO REDUCE THE ESTIMATED MARKET VALUE TO \$2,100,000.00 FOR PROPERTY OWNED BY THE LA CRESCENT HOTEL GROUP, LLC AT 509 N CHESTNUT ST, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote. The estimated market value of \$2,100,000.00 reflects a 5% increase over last year's value.

Roger Malmin at 731 S 7th St, La Crescent. The Houston County Assessor's Office made a recommendation in value of \$7,200.00 for the second lot (back lot), for a total value of \$204,100.00. Following discussion, Member Hutchinson made a motion, seconded by Member Jostad, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$204,100.00 FOR PROPERTY OWNED BY ROGER MALMIN AT 731 S 7TH ST , LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Susan Boisvert on behalf of SMB Apartments, LLC at 310 S Oak St, La Crescent. The Houston County Assessor's Office made a recommendation that there be no change in value. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Hutchinson, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR FOR NO CHANGE IN THE ESTIMATED MARKET VALUE OF \$178,600.00 FOR PROPERTY OWNED BY SMB APARTMENTS, LLC AT 310 S OAK ST, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Bart Pedretti at 226 Shore Acres Rd, La Crescent. The Houston County Assessor's Office made a recommendation in value of \$372,500.00. Following discussion, Member Jostad made a motion, seconded by Member O'Donnell-Ebner, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$372,500.00 FOR PROPERTY OWNED BY BART PEDRETTI AT 226 SHORE ACRES RD, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Mary Herlitzka at 301 Hillview Blvd, La Crescent. The Houston County Assessor's Office made a recommendation in value of \$256,200.00. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Hutchinson, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$256,200.00 FOR PROPERTY OWNED BY MARY HERLITZKA AT 301 HILLVIEW BLVD, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Ryan Hanifl on behalf of the Hanifl family for 4 Parcels at 238 Shore Acres Rd. The Houston County Assessor's Office made a recommendation in value of \$97,500.00.00 for each Parcel #25.0648.001 and Parcel #25.0648.002. Following discussion, Member Hutchinson made a Motion to reduce the estimated market value to \$97,500.00 for each Parcel #25.0648.001 and Parcel #25.0648.002. Motion failed for lack of a second. Member Hutchinson then made a Motion to reduce the estimated market value to \$105,000.00 for each Parcel #25.0648.001 and Parcel #25.0648.002, once again Motion failed for lack of a second.

The Houston County Assessor's Office made a recommendation in value of \$160,000.00 for Parcel #25.0648.000. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Jostad, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR AND REDUCE THE ESTIMATED MARKET VALUE TO \$160,000.00 FOR PARCEL #25.0648.000 FOR PROPERTY OWNED BY THE HANIFL FAMILY AT 238 SHORE ACRES RD, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Following further discussion regarding Parcel #25.0648.001 and Parcel #25.0648.002, Member Jostad made a motion, seconded by Member Hutchinson, as follows:

MOTION TO APPROVE REDUCING THE ESTIMATED MARKET VALUE TO \$110,000.00 FOR BOTH PARCEL #25.0648.001 AND PARCEL #25.0648.002 FOR PROPERTY OWNED BY THE HANIFL FAMILY AT 238 SHORE ACRES RD, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

The Houston County Assessor's Office made a recommendation that there be no change in value for Parcel #25.0680.000. Following discussion, Member Hutchinson made a motion, seconded by Member O'Donnell-Ebner, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR FOR NO CHANGE IN THE ESTIMATED MARKET VALUE OF \$400,500.00 FOR PARCEL #25.0680.000 FOR PROPERTY OWNED BY THE HANIFL FAMILY AT 238 SHORE ACRES RD, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

Gary Olson at 118 Dell Ave, La Crescent. The Houston County Assessor's Office made a recommendation that there be no change in value. Following discussion, Member Hutchinson made a motion, seconded by Member Jostad, as follows:

MOTION TO APPROVE THE RECOMMENDATION OF THE HOUSTON COUNTY ASSESSOR FOR NO CHANGE IN THE ESTIMATED MARKET VALUE OF \$280,600.00 FOR PROPERTY OWNED BY GARY OLSON AT 118 DELL AVE, LA CRESCENT.

Upon a roll call vote taken and tallied by the City Administrator, the following Members voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

ITEM 3.2 – REVIEW OF SOLAR PROJECTS

Jason Ludwigson, City Sustainability Coordinator, reviewed with City Council a summary of the data for the emissions savings and cost savings for the City's solar PV systems. The City of La Crescent installed its first solar PV system in 2017. The City installed 3 additional solar PV systems in October of 2019. The City also subscribed to a community solar garden which offsets the electricity use at various city buildings and other sites. These solar PV systems and subscriptions have significantly reduced emissions and lowered energy costs. This item was informational, and no action was taken.

ITEM 3.3 – BLUFFLAND COALITION MEMO OF UNDERSTANDING

Jason Ludwigson, the City's representative to the Bluffland Coalition, reviewed with City Council a new memo of understanding (MOU) with the Bluffland Coalition. For City Council's information, the City of La Crescent has been a member of the Bluffland Coalition since 2019. The new MOU does not require members pay dues to the Coalition for membership. There is an expectation that members support the preservation of the local blufflands and the recreational opportunities they provide, and continue providing time, effort, and funding as members do now for projects that benefit them. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Hutchinson as follows:

MOTION TO APPROVE THE MEMO OF UNDERSTANDING WITH THE BLUFFLAND COALITION.

Upon a roll call vote taken and tallied by the City Administrator, all Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

ITEM 3.4 – FEE SCHEDULE AMENDMENT

City Administrative Assistant Boettcher reviewed with City Council an Agenda Request by Cassie Buehler, Fire Department Training/Safety Officer, to make a change to the 2021 Fee Schedule. Ms. Buehler would like to add a section to the fee schedule for cost to teach Middle School/High School students CPR and First Aid. City Council reviewed an Ordinance for this fee schedule change. Following further discussion, Member Jostad introduced the following Ordinance, and moved its passage and adoption:

ORDINANCE NO. 552

AN ORDINANCE OF THE CITY OF LA CRESCENT AMENDING THE MASTER FEE SCHEDULE FOR THE CITY OF LA CRESCENT AS SET FORTH IN ORDINANCES NO. 404, NO. 483, NO. 492, NO. 500, NO. 540, NO. 542, NO. 544, NO. 545 AND NO. 548

The City Council of the City of La Crescent, Houston County, Minnesota hereby ordains:

1. The La Crescent City Code established on March 8, 2004, stated that certain fees may be set from time to time by the City Council.
2. The La Crescent City Code was amended on January 13, 2014, February 9, 2015, February 8, 2016, February 24, 2020, April 13, 2020, April 27, 2020, May 18, 2020, and December 14, 2020 by Ordinance to amend certain fees.
3. The Fee Schedule has been reviewed by City Staff and amended each year from 2016 to 2019 by Motions passed by City Council. These amendments passed by City Council shall remain in effect.
4. The City staff has reviewed the fees which the City currently charges and is recommending that the fee schedule be amended as follows:

American Heart Association Classes Led by the La Crescent Fire Department				
	Private, in-class groups* 3-6 hours w/instructor	Blended learning** 1-2 hours w/instructor	EMS groups (e.g., Fire/Law)	Health Education MS/HS Students (La Crescent only)
CPR (Adult, Child and/or Infant)	\$75	\$50	\$30	\$30
First Aid (FA)	\$75	\$50	\$30	\$30
CPR + FA combination	\$100	\$60	\$50	\$50

*In-class groups must have a minimum of six (6) participants. If less than that, the in-class group will still be charged for six participants.

**Blended learning entails the participant to individually purchase the desired online training module of their choosing from American Heart Association at <https://elearning.heart.org/>. The participant completes the online module at his/her own pace, then attends a test out with the instructor on various skills learned from the online training.

To learn more about a class, please check out the City of La Crescent Fire Department web page, Community Ed or email lacfiretraining@cityoflacscent-mn.gov.

These fees shall become effective from and after due passage and enactment and publication according to law.

ADOPTED this 26th day of April, 2021.

SIGNED:

Mayor

ATTEST:

City Administrator

The foregoing motion was duly seconded by Member O'Donnell-Ebner and upon a roll call vote taken and tallied by the City Administrator, the following Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The ordinance was declared duly passed and adopted by a 4-0 vote.

City Council also reviewed the Summary Ordinance for publication. The Council made the following findings of facts: that publication of the summary informs the public of the intent and effect of the Ordinance.

Member Jostad then made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION THAT A PRÉCIS FORMAT OF SAID ORDINANCE 552 BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY AND WITH "OFFICIAL COPY" SO MARKED BE KEPT ON FILE IN THE OFFICE OF THE CITY ADMINISTRATOR.

Upon a roll call vote taken and tallied by the City Administrator, all Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

ITEM 3.5 – HEALTHY COMMUNITY PARTNERSHIP LEASE

City Attorney Wieser reviewed with City Council the 2021 Lease Agreement with La Crescent Area Healthy Community Partnership for 333 Main Street. The original Lease was drafted at Council's direction and will terminate on April 30, 2021. The Lease includes that rent would be payable to the City in the amount of \$1.00 during the term of the Lease. The Lease is for one (1) year with the City reserving the right to unilaterally terminate the Lease upon ninety (90) days written notice. The Tenant shall continue to pay for all utilities and maintenance associated with the building in lieu of rent. Following discussion, Member Hutchinson then made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE 2021 LEASE AGREEMENT WITH LA CRESCENT AREA HEALTHY COMMUNITY PARTNERSHIP FOR 333 MAIN STREET.

Upon a roll call vote taken and tallied by the City Administrator, all Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote.

ITEM 3.6 – 2021 SPRING NEWSLETTER

City Administrative Assistant Boettcher reviewed with City Council the Spring/Summer 2021 La Crescent Newsletter that she developed. Ms. Boettcher's plan is to send the Newsletter out to residents on April 29th as many of the information dates stated within are at the beginning of May. This item was informational, and no action was taken.

ITEM 6.1 – STAFF CORRESPONDENCE/COMMITTEE UPDATES – PARK AND RECREATION COMMISSION MINUTES – APRIL 13, 2021

City Council reviewed the Minutes from the April 13, 2021 La Crescent Park and Recreation Commission meeting. No action taken.

ITEM 6.2 – EXPLORE LA CROSSE

Member Jostad reviewed with City Council the Agenda from the April 20, 2021 La Crosse County Convention & Visitors Bureau Online Board Meeting, which included the Minutes from the March 16, 2021 Online Board Meeting. No action taken.

ITEM 8 – CHAMBER OF COMMERCE

Eileen Krenz of the La Crescent Chamber of Commerce reported that the Arts & Craft Flea Market will be held at the Middle School.

There being no further business to come before the Council at this time, Member O’Donnell-Ebner made a motion, seconded by Member Jostad, to adjourn the Board of Appeal and Equalization meeting. Upon a roll call vote taken and tallied by the City Administrator, the following Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O’Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote and the Board of Appeal and Equalization meeting duly adjourned at 7:03 PM.

Member Hutchinson then made a motion, seconded by Member Jostad, to adjourn the City Council meeting. Upon a roll call vote taken and tallied by the City Administrator, the following Members present voted in favor thereof, viz;

Ryan Hutchinson	Yes
Cherryl Jostad	Yes
Teresa O’Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried by a 4-0 vote and the City Council meeting duly adjourned at 7:03 PM.

APPROVAL DATE: _____

SIGNED:

Mayor

ATTEST:

City Administrator