

## City Council Minutes September 12, 2011

The Fertile City Council held its regular meeting on Monday, September 12, 2011 at 6:30 p.m. at the Community Center. Present were: Mayor Brian Nephew and Council members Todd Wise and Dennis Hasler. Council member Thorson was absent due to illness and Council member Dan Gisvold would arrive later.

The meeting began with the Fair Meadow Nursing Home report being delivered by Administrator Barry Robertson. Robertson reported that Fair Meadow began the month of August with 48 residents and ended with 50. Also, during August, Fair Meadow served 338 home delivered meals and had 29 days of adult day care.

Discussion then focused on the need to look at updating the walk-in cooler and freezers at Fair Meadow. The current equipment was installed in 1972 and needs to be updated as well as have more capacity.

There was also discussion on the progress of the Assisted Living Study. Robertson informed the Council that there is a Fair Meadow Foundation being established to receive donations for the project. As a 501C3 corporation, such donations would be tax deductible.

The Council was also updated on research being done on Assisted Living facilities in the area to get ideas on what can work and potential problems to look out for. One of the issues is best size. Another is how many units should be market rate and how many should be rented to those who qualify for some assistance. There are also considerations of how a new unit could work with the existing facility at Fair Meadow.

Administrator Frohrip brought up the issue of taking a look at Summerfield Place to see: first, what needs to be done to bring it up to current grade and second, how feasible it may be to convert it to Assisted Living if the cost of building a new facility makes it unfeasible. Frohrip pointed out the EDA/HRA has the funds for it if they approve.

Frohrip stated that the Council would need to turn this study and more housing activities over to the EDA/HRA, as they have the ability to work on both Housing and Economic Development. One of the benefits to all concerned could be a revenue stream from Summerfield. Barry Robertson said there are things to be done to Summerfield, but it could be a revenue producer.

Kevin Nephew, Public Works Superintendent, then discussed several points with the Council. Several streets, including NP Drive were brought up.

There was also discussion on Todd Peterson's project and the proposed improvements, including water, sewer, and streets. The concept of phased development was considered, as well as financing practices such as Planned Use Development and Special Assessments. The probable construction of a sewer lift station in this project area would also be great help to the Industrial Park and other properties in the NE quarter of the City.

in the old Ed Nephew site on Washington Avenue. We will move the fire hydrant that is in the way. Each unit would have its own water and sewer.

After a brief discussion, Council member Hasler, seconded by Council member Wise, moved to approve Resolution 9-01-11, which set the preliminary levy at \$188,000. The motion carried.

After a review of the last meeting's minutes, Council member Wise, seconded by Council member Hasler, moved that they be approved. The motion carried.

Council member Hasler, seconded by Council member Wise, moved to approve the Treasurer's Report and Bills. The motion carried.

After review of the preliminary budget, Council member Hasler, seconded by Council member Wise, moved that it be approved. The motion carried.

After review of the final tractor financing proposal, Council member Hasler, seconded by Council member Wise, moved to purchase the unit from Titan using the 5 year lease option. This will purchase the tractor over 5 years for a total of \$56,796.55. The motion carried.

Libby Eid then reported that during the month of August 21 volunteers had put in a total of 58 hours at the Nature Center.

Dan Wilkens appeared before the Council to discuss Airport projects. Wilkens told the Council he had talked to Wild Rice Electric Coop about taking out the electric line and pole from the old ball diamond that is not used anymore. Wild Rice was also contacted about the possibility of moving a light pole about 150 feet further away from the hangars, as well as some new line for potential new hangars.

Upon review of the Rural Service District as submitted by Polk County, Council member Gisvold, seconded by Council member Hasler, moved to approve it and report no changes. The motion carried.

Administrator Frohrip then presented the proposed request for proposals for a new City Attorney. Frohrip pointed to the need for more Code enforcement and assistance in Economic Development as now that is becoming more active and is a complex legal area. He also pointed out that Ray German is moving more into estate planning and that is not a City concern.

There was some discussion of how the work should be split and how it would work if there were two City Attorneys. It was decided to send out the RFP's and see what response we received.

There being no further business, the meeting was adjourned.

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Brian Nephew, Mayor

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John J. Frohrip, City Administrator