

SPECIAL COUNCIL MEETING
FEBRUARY 12, 2020
5:00 PM

The Feb. 12, 2020 special council meeting was called to order by Mayor Lowell Helget at 5:00 PM. Those present include Helget, John Mueller, Sam Hesse, Theresa Beckman, Mike Rothmeier, City Attorney Paul Muske, City Manager Joe Stremcha and City Clerk Amy Vogel. Others present were John Nicholson, Joe Micka, Justin Robertson, Scott Thoreson and Jim Rogotzke. Andrew Spielman was on speaker phone.

The meeting began with a tour of the medical center both clinic and hospital.

Motion by Beckman, second by Mueller to adopt the agenda. All ayes.

Nuvera has offered a 3-yr contract with a 20% discount for the 5 business lines the city has, which are all fax lines. Vogel also mentioned that long distance calling was changed from Rochester Telecom to Nuvera for \$0.05/minute. Motion by Beckman, second by Mueller to approve the 3-yr contract with Nuvera for the business lines. All ayes.

Stremcha introduced the council to Andrew Spielman who is the rental inspector for the City of Windom who would be interested in assisting the city with enforcement of the rental ordinance. He could either be a contracted service or an employee of the City of Springfield or the City of Windom. It is unknown which would work. There are about 165 rental units right now and inspections could take place every 3 years. The parcels would be split as evenly as possible over the 3 years. The council discussed that the rental ordinance would only cover multi-family units.

Spielman insisted that the ordinance be written up right the first time and that enforcement is covered in it. The purpose of the rental ordinance is for safety not who rents or what they have in the unit. It was agreed that this ordinance needs to be enforceable and sustainable.

There were 3 applicants for the facility maintenance position. Interviews will be set up with the personnel committee. Mayo will maintain the building until March 13 with current staff and/or Mankato staff.

Negotiation continues for the Mayo lease early termination agreement. Beckman stated that she is disappointed in Mayo for not being more forthcoming with details. A liquidator will be going through the medical center to look at equipment. Beckman thanked Stremcha and Muske for all the time put into this matter.

Stremcha stated that they are reviewing a rough draft of Allina's lease agreement and how the operating expenses will be split.

Stremcha stated that he hopes to have a Public Works dept established in the future. This facility maintenance person would respond to this person. Until then, they will report to the city manager.

Stremcha noted the need for listing remedies for breach of contract/lease in future lease agreements to make the separation easier. It was discussed that the medical provider would own all the equipment and it would be pro-rated over the term of the lease.

Center Point Energy has an agreement with Mayo to provide dual heat sources. When asked, Mayo would switch to a backup heat source and would then realize a credit to their bill. Motion by Hesse, second by Rothmeier to continue with the dual heat contract with Center Point Energy. All ayes.

There are 3 phone lines at the medical center that the landlord should be responsible for as they are for fire alarms and dual heat at a cost of about \$110/month. Motion by Rothmeier, second by Beckman to approve the agreement with Nuvera to be responsible for these lines. All ayes.

The city has received pre-approval on some uses of the vacant parts of the building including the ambulance service. Other uses would have to be approved by Allina.

Motion by Beckman, second by Mueller to adjourn at 7:50 PM. All ayes.

Lowell Helget, Mayor

Amy A. Vogel, City Clerk