

**City Council Meeting**  
**March 1, 2021**  
**6:30 PM – City Hall**  
**Meeting Held Electronically Via Zoom**

Mayor Scott Sherman called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited.

**Present:** Mayor Scott Sherman, Council Members Steve Young, Eileen Moeller, Michelle Alexander, Pamela Eyden, George Borzyskowski and Aaron Repinski.

**Mayor's Comments:**

Mayor Scott Sherman announced that the City has received the Bronze Award from Solar Smart, and is one of only 5 Minnesota cities to be awarded this level. He also noted that this is National AmeriCorps week, and thanked the two interns in the Public Works office for their work on sustainability issues. Mayor Sherman announced that he would be appointing members to a new task force to work on community gardens.

**City Manager's Comments:**

City Manager Stephen T. Sarvi introduced Laura Helle from the Southeastern Minnesota Arts Council (SEMAC), who gave a presentation on the organization and the grants that they award to artists in the 11-county region.

**3.1 Massage Therapy License**

The City Clerk received an application from Diane Coates for a Massage Therapist License. Her primary business location is at the White Pebble Spa Company, 1423 West Service Drive. All of the paperwork is in order, and the license would be effective March 2, 2021 through December 31, 2021.

Alexander moved to approve the license. Repinski seconded the motion, and it carried with all voting aye.

**3.2 Application for On-Sale Intoxicating Liquor Licenses for 501 Olmstead Properties, LLC dba Cornerstone Bar**

The City Clerk received an application Erica Kish and Chad Brink, owners of 501 Olmstead Properties, LLC, doing business as Cornerstone Bar, have applied for an On-Sale Intoxicating Liquor License and a Sunday On-sale Liquor License for the premises at 501 West 4th Street, formerly known as Steiny's Bar. They had previously applied for the license under a different LLC name, but have requested a transfer to the new LLC business name. The effective dates of the licenses would be March 2, 2021 through June 30, 2021.

Alexander moved to approve the licenses. Moeller seconded the motion, and it carried with all voting aye.

**3.3 Application for On-Sale Intoxicating Liquor Licenses for Sloppy Joe's Tavern**

The City Clerk received an application Angela Loshek Fossan has previously applied as a sole proprietor for an On-Sale Intoxicating Liquor License and a Sunday On-sale Liquor License for Sloppy Joe's Tavern, located at 526 East Third Street. She has now set up an LLC for the business, and the license needs to be issued to Sloppy Joe's Tavern, LLC. The effective dates of the licenses would be March 2, 2021 through June 30, 2021.

Borzyskowski moved to approve the licenses. Repinski seconded the motion, and it carried with all voting aye.

**4.1 Award Contract for Children's Library Renovation Project**

Bids were received on Thursday, February 25, for the Children's Library Renovation, Winona Public Library Project. The project includes removal of existing perimeter wood shelving and wainscot, repair of damaged plaster wall finish & windowsills, new

perimeter wood shelving, wall and ceiling painting, and window glazing replacement. A tabulation of the proposals received is as follows:

<u>Bidder</u>	<u>Bid</u>
Simmons Construction	\$93,000.00
Schwab Construction	\$97,900.00
Americon Construction Co.	\$104,250.00
Market & Johnson Construction, Inc.	\$119,261.00
Wapasha Construction Company Inc.	\$102,000.00

Engineer's Estimate: \$105,000.00

The following resolution was then presented for the Council's consideration.

### **Resolution 2021 – 17**

**BE IT RESOLVED** by the City Council of the City of Winona, Minnesota, that it enter into a contract for the Winona Public Library Children's Department Water Intrusion Repair Project, in accordance with the specifications dated February 1, 2021, covering the same and on file with the City Clerk, and that the Mayor and City Clerk execute the contract; and

**BE IT FURTHER RESOLVED** that the proposal of Simmons Construction in the amount \$93,000 it being the most favorable proposal received and it being the lowest responsible bidder therefore, be and the same is hereby accepted, and that the bidder execute said contract and furnish the bond in the amount required by the specifications or by law.

**BE IT FURTHER RESOLVED** by the City Council of the City of Winona, to grant permission to the Library Director to close the building as the project deems necessary and with proper notice to the public.

Thereupon Alexander moved to waive the reading of the resolution and to adopt same. The motion was seconded by Moeller, and carried with all voting aye. Thereupon the Mayor declared the resolution duly adopted.

#### **5.1 Certified Local Government Grant Application 2021**

City Planner Carlos Espinosa reported in accordance with the duties of the Heritage Preservation Commission to protect heritage preservation sites and to advise and educate property owners to encourage reinvestment in historically designated properties, sites, and districts, the Winona HPC had proposed applying for a Certified Local Government (CLG) Grant in March, 2021. The proposed project recommended to Council was referred to as property maintenance or preventing "demolition by neglect" on February 16, 2021; City Council held a pre-council discussion regarding the direction of the proposed grant application.

Some of the discussions regarding the application questioned the level of involvement and current capacity of the Community Development Office and in particular the Inspections Division. Staff met internally and reviewed the option of preparing a grant application to evaluate financial resources available for historic building rehabilitation. This education and outreach could help inform building owners of options for financing improvements to buildings. A similar approach was used when implementing the Property Maintenance Code whereby a grant was secured with the help of Habitat for Humanity to help eligible homeowners with repairs.

CLG Grants can be for an educational and outreach plan for historic property owners to encourage reinvestment in historic properties. This will include analysis of local funding options, addressing deficiencies and improvements to the Downtown Revolving Loan Fund, and analysis of state and federal resources that may be better utilized. A systematic education, outreach, and communication plan will ensure this information is adequately communicated to those that need it and will be a part of the final product as well.

At the State Historic Preservation Office's suggestion, it is proposed that Dan Becker, an expert on "Demolition by Neglect," be involved in the review of the final outcomes to ensure they are productively "filling the gap" for the owners of historic properties.

The total estimated costs for this project are \$14,000, of which \$10,000 will be grant funds and \$4,000 will be city matching funds.

Alexander moved to authorize staff to apply for the grant. Moeller seconded the motion, and it carried with all voting aye.

## **5.2 Request for Proposals for Engineering of Gilmore Creek Levee Improvements**

Director of Public Works Brian DeFrang reported that Gilmore Valley Creek Levee has been analyzed in an attempt to certify the levy to FEMA standards. There was found to be several deficiencies where the levee did not have sufficient freeboard to be 3 feet above the 100 year flood elevations. Also, there is a designed overflow area of the levee that is intended as an outlet in high water that needs to be armored with rip rap for an approximately 1000 foot length. The estimated costs of these improvements to bring the levee up to a standard that would enable it to be certified are approximately \$2.27 million. There is an opportunity to apply for an Economic Development Authority (EDA) grant for 50% of these costs and the City would intend on putting in a request for the State of Minnesota Bonding Bill this coming summer for the remaining 50%. At this time it is requested of Council to instruct staff solicit request for proposals for Engineering of the Gilmore Creek Levee system. The Engineering contract would be contingent upon receipt of the funding from the EDA.

The following resolution was then presented for the Council's consideration.

### **Resolution 2021 – 18**

**WHEREAS**, the City of Winona needs to upgrade the Gilmore Creek Levee System to bring it up to FEMA standards to be certified; and

**WHEREAS**, An Economic Development Authority (EDA) grant may be available for upgrading this Gilmore Creek Levee System; and

**WHEREAS**, Engineering would need to be performed so that this levee system could be upgraded.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Winona solicit Requests for Proposals for Engineering related to the upgrade of the Gilmore Creek Levee System.

Thereupon Alexander moved to waive the reading of the resolution and to adopt same. The motion was seconded by Young, and carried with all voting aye. Thereupon the Mayor declared the resolution duly adopted.

## **5.3 Bridge Replacement Grant for Bridge on West Lake Boulevard**

Mr. DeFrang reported the bridge on West Lake Boulevard just east of the entrance to Woodlawn Cemetery has recently been awarded a grant on the Local Bridge Replacement Program. This grant is for bridges that are deficient and not on the Municipal State Aid System. This bridge was inspected and rated in 2016 to only allow 16 Ton on this bridge. This is adequate for passenger vehicles, but not for garbage trucks and many dump trucks. Staff placed this bridge on the Local Bridge Replacement Program list at this time and was finally offered this grant which funds approximately 80% of the construction costs of this bridge. The construction costs are estimated at \$177,846 and the City would be responsible for \$29,925 of these costs. This bridge would be replaced with a large precast culvert that would convey water from the Woodland Cemetery area. It would be recommended that the City's portion be funded from the Stormwater Utility and that the City accept this grant and move forward with this project.

The following resolution was then presented for the Council's consideration.

#### **Resolution 2021 – 19**

**WHEREAS**, the City of Winona put Bridge L5779 on the Local Bridge Replacement Program list; and

**WHEREAS**, Bridge L5779 was awarded funds to reconstruct this bridge; and

**WHEREAS**, the City of Winona has to provide approximately a 20o/o match for this funding and this would be taken from the Stormwater Utility Fund

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Winona accept the LBRP funding and pay its match out of the Stormwater Utility Fund.

Thereupon Alexander moved to waive the reading of the resolution and to adopt same. The motion was seconded by Moeller, and carried with all voting aye. Thereupon the Mayor declared the resolution duly adopted.

#### **5.4 Request from Woodlawn Cemetery to Assist with Selective Harvesting Clean Up**

Assistant City Manager Chad Ubl a request from Tim Leahy, Superintendent of Woodlawn Cemetery, for a donation of \$7,500 to pay for half of the expenses to clean up logging debris left after the cemetery's selective harvest project was completed.

The cleanup would include lifting the tree tops piles to the logging trails with an excavator and then be fed into a chipper to be blown back into the woods. This will enhance the cemetery grounds as well as the bike and hiking trails. They would like to start the work on March 8 and estimated that it would take roughly two weeks to complete. Mr. Leahy noted they did not want to delay this particular project too long as the weather will be getting warmer and access of logging trails will not be drivable and additional damage will occur.

Alexander moved to deny the request. Moeller seconded the motion, and it carried with all voting aye.

#### **5.5 Teamsters Local 120 Agreement for 2021 and 2022**

Mr. Sarvi recommended Council approval of a new labor agreement with Teamsters Local 120, for 2021 and 2022. The agreement approved by Teamsters includes the following:

- Placement in the City of Winona Base Pay Structure (BPS) for January 1, 2021 through December 31, 2022;
- The BPS includes a 2.5% increase in 2021 and an additional 2.5% increase in 2022;
- Increase of life insurance by \$5,000 to \$20,000;
- Clarification of eligibility for sick and funeral leave;
- \$0.05 per hour increase in shift differential from \$0.85 to \$0.90 per hour in 2022;
- Memorandum of Understanding clarifying the step increases in the BPS; and
- Memorandum of Understanding to implement a revised vacation schedule

The following resolution was then presented for the Council's consideration.

#### **Resolution 2021 – 20**

**WHEREAS**, Teamsters Local 120 is the exclusive representative for certain City of Winona employees;

**WHEREAS**, City of Winona management representatives and Teamsters Local 120 met and negotiated over the terms of a new labor agreement between the parties;

**WHEREAS**, the parties reached a tentative agreement of the terms of a new labor agreement for 2021 and 2022 (“2021-2022 Labor Agreement”), along with Memorandums of Understanding (“MOUs”);

**WHEREAS**, the Public Employment Relations Act requires that the City of Winona execute a labor agreement and implement it in the form of an ordinance or resolution; and

**WHEREAS**, the City Council has reviewed the tentative Labor Agreement and MOUs.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Winona, Winona, Minnesota that it hereby approves the 2021-2022 Labor Agreement and MOUs between the City and Teamsters Local 120.

Thereupon Borzyskowski moved to waive the reading of the resolution and to adopt same. The motion was seconded by Alexander, and carried with all voting aye. Thereupon the Mayor declared the resolution duly adopted.

### **7.1 Council Concerns**

Borzyskowski noted that today is Casimir Pulaski day, and explained that he was a Revolutionary War hero and is considered the Father of the American Calvary. He offered his condolences to the families of Barky Weaver and Arlene Stark.

Alexander offered her condolences to the family of John Denzer.

Moeller is excited for the community gardens project.

Young noted that the cross-country ski season is nearly over, and stated that it was a great year and thanked St. Mary’s University for their partnership for use of their trails.

Repinski announced that the Bridges program is holding free health clinics at Sobieski Park, and encouraged those who needed health care to check it out.

### **8.1 Consent Agenda**

The City Clerk presented the Consent Business Agenda as follows:

Item No. 8.1: Approval of Minutes – February 16, 2021; and

Item No. 8.2: Ordinance to Vacate the Alley on Block 2 of Plumer’s Addition.

Borzyskowski moved to approve the consent agenda. Alexander seconded the motion, and it carried with all voting aye.

The time being 7:00 p.m. and there being no further business to come before the Council this evening, Alexander moved to adjourn. Borzyskowski seconded the motion, and it carried with all voting aye.

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Monica Hennessy Mohan  
City Clerk

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Scott D. Sherman  
Mayor