

**CITY OF SAINT PETER, MINNESOTA
AGENDA AND NOTICE OF MEETING**

Regular Workshop Session of Tuesday, February 17, 2015
Library Meeting Room – 5:30 p.m.
601 South Washington Avenue

- I. **CALL TO ORDER**

- II. **DISCUSSION**
 - A. Historic Building Maintenance
 - B. Employee Compensation
 - C. SMMPA Meeting
 - D. Others

- III. **ADJOURNMENT**

Office of the City Administrator
Todd Prafke

TP/bal



Memorandum

TO: Todd Prafke
City Administrator

DATE: 2/13/15

FROM: Russ Wille
Community Development Director

RE: Demolition by Neglect – International Property Maintenance Code

ACTION/RECOMMENDATION

None needed. For Council review and discussion.

BACKGROUND

Members of the Heritage Preservation Commission (HPC) have been invited to join the City Council at the workshop on Tuesday evening. The goal for the meeting is to engage in a dialogue related to opportunities designed to avoid lack of maintenance leading to demolition in the HPC District.

The genesis of this discussion comes from action taken related to the building that previously stood at 214 South Minnesota Avenue (commonly called the Mayo building or the Mom and Pops building). That building, constructed at the time of the Civil War, was believed to be the oldest commercial structure in the community. The building was placed on the National Register of Historic places as a "contributing" building within the Saint Peter Historic Commercial District as determined by the Department of Interior.

In 2014, after years of neglect, the 214 South Minnesota Avenue structure was allowed to be demolished in part due a determination by the Building Official that the building was an imminent threat to the public health and safety due to its state of disrepair. Situations such as this are referred to as "demolition by neglect". Demolition by neglect is defined as:

"A situation in which a property owner intentionally allows a historic property to suffer severe deterioration, potentially beyond a point of repair. Property owners may use this kind of long-term neglect to circumvent historic preservation regulations".

- National Trust for Historic Preservation (1999)

HPC members were displeased that it was necessary to allow the demolition of such an important historic resource. The Commission had asked that the Community Development Director establish a mechanism that would grant the Commission the authority to address the neglect before it reaches the point where demolition is the only reasonable option. The Commission suggested that the current municipal regulations are insufficient in that the City can

only act once the building reaches the state of being a public health threat due to the threat of spontaneous, catastrophic collapse.

The vast majority of commercial structures in Saint Peter are adequately and appropriately maintained by their owners. Currently however, without affirmative maintenance, perhaps two or three historic commercial structures within the downtown are significantly threatened due to the absence of appropriate maintenance.

One structure is known to have significant water penetration through the roof during the spring thaw or heavy rain events. Another prominent historic structure is missing a significant portion of its façade which would allow water to penetrate and accumulate within the wall cavities. When exposed to the freeze/thaw cycle, such water penetration quickly causes the deterioration of the wall until such time as it experiences bowing or buckling.

Last October, three graduate students from the Urban and Regional Studies Institute at Minnesota State University Mankato began a graduate research project to determine what might be done to address the concerns of the Heritage Preservation Commission. The students researched what other Minnesota communities are doing to combat demolition by neglect.

The grad students also undertook a mailed survey of property owners within the Saint Peter Heritage Preservation District. The results of the unscientific survey have not been provided as they are not statistically reliable given the limited survey return and methodology. While no detailed analysis was undertaken to determine the standard deviation of the survey results, it is quite possible that the margin of error would exceed the actual survey data.

The written comments of the survey respondents have been provided. Remember that the comments are only indicative of the opinions of individuals and such opinions cannot be assumed to be shared by others unless expressly stated.

The students recommended that the City of Saint Peter adopt the International Property Maintenance Code to address demolition by neglect within the community. They have also recommended that the City consider additional financial incentives and assistance to encourage property owners to maintain their property at an acceptable level.

Minnesota State Statutes §471.193 is the legislation that enables Minnesota municipalities to undertake historical preservations. The statutes allows for the:

“Enactment of rules governing construction, alteration, demolition, and use, including the review of building permits, and the adoption of other measures appropriate for the preservation, protection, and perpetuation of designated properties and areas.”

It is the authority granted in §471.193 which allowed the City of Saint Peter to adopt the current Heritage Preservation Ordinance regulating the construction and alterations to structures within the Saint Peter Heritage Preservation District. Other Minnesota communities have used the authority of statute to adopt the International Property Maintenance Code (IPMC). City staff contacted Minnesota State Historic Preservation Office representative Michael Koop who has suggested that the IPMC provides the authority sought by the Saint Peter Heritage Preservation Commission to order affirmative maintenance of structures.

In 2005, the Saint Peter Comprehensive Plan was adopted by the City Council. The plan establishes the goals and policies of the City as they apply to residential, commercial, industrial and recreational interests. It is the goal of the City that:

"Efforts should be made to promote and protect the architectural and structural integrity and vitality of the historic commercial district."

The working draft of the revised Comprehensive Plan also establishes the City policy that:

"Historic structures within the Central Commercial District should be preserved in a manner consistent with the standards adopted by the Department of Interior. Public/private investment opportunities should exist to encourage the appropriate renovation, rehabilitation or repair of historic commercial properties within Saint Peter."

The language of the Comprehensive Plan is important in that it allows for the development of rules and regulations necessary to carry out the goals and policies identified in the plan. That is, the goal and policy related to historic preservation creates the logical nexus between the contents of the Comprehensive Plan and the regulations proposed. One way to meet that goal is through the adoption of the International Property Maintenance Code which would be supported by the contents of the Comprehensive Plan.

In the preface of the IPMC, it states that:

"The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. Responsibility is fixed among owners, operators and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community."

The intent of the IPMC is also clearly noted as:

"This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein."

The City of Faribault is similar in age and had previously gone through a similar event and discussion. Both communities have a well established and defined historic district which has been placed on the National Register of Historic Places. The City of Faribault adopted and enforces the regulations contained in the IPMC. So we looked to them as a first step in review of some potential solutions.

In January, Building Official Dean Busse and I traveled to meet with Faribault Building Official Al Ernste. Mr. Ernste was very forthcoming and frank in his assessment of the Faribault ordinance and its' impact.

Mr. Ernste noted that the IPMC helps protect property values and doesn't allow a poorly maintained property to bring down the values of adjoining structures or properties within the immediate area. This is especially true in traditional central business districts where buildings often share party walls or are otherwise structurally interconnected.

Mr. Ernste noted one Faribault structure where the façade was pulling away from the front of the building and subject to potential collapse upon the sidewalk and street. If the City had not able to order the repair of the structure, the neighboring buildings would have been compromised and been subject to collapse. One poorly maintained structure diminished the value and even the survivability of the adjoining properties.

Mr. Ernste indicated that the Faribault City Council had the political will to adopt the ordinance which would require maintenance as determined by the Building Official. While the ordinance was originally unpopular, the attitudes of building owners are changing given the uniform enforcement, consistent standards and the impact of the maintenance efforts of the property owners.

The IPMC allows for the periodic inspection of structures by the Building Official. In Faribault the City advertises that they will undertake inspections in advance to allow property owners the opportunity to address their deferred maintenance issues voluntarily and the inspections, which are restricted to the exterior of the property, are conducted at no cost to the property owner.

If a violation of the ordinance is noted, the building owner is given an order to repair the noted deficiency. The order allows a sufficient period of time to complete the noted repairs and the majority of property owners undertake the repair at this point with no further enforcement action being necessary.

If the first order is ignored, the Building Official provides for a final notice of repair. At this point the building owners are also given the opportunity to request an extension due to financial constraints or weather conditions unfavorable to complete the required maintenance.

The final notice also states that if no action is taken to address the ordered repair, the City of Faribault will review the non-compliant properties. If no progress to conform to the ordinance is evident or if the property owner indicates an unwillingness to comply with the order, the matter is referred to District Court for prosecution as a misdemeanor.

In Faribault, 79 out of the 126 properties subject to the inspection were ordered to undertake some level of maintenance or repair. Of the 79 notices, only 4 were expected to result in legal action via District Court.

This issue is complex in that it has the potential to change the current balance of individual property rights vs. the ability of local government to protect health, safety and the general value and community investment in a specific class of properties.

There are a number of questions that the Council, and maybe the HPC, could review to aid the discussion.

- Is there a problem that can be defined?
- If so what is the defined problem?
- Is the problem specific to a few or to many?
- Is there specific action that can be taken to address the few, or must broader action be taken to insure that all are treated equally or that the problem is avoided in the future?
- Are there examples of rules that already exist that can help us in solving the problem? What are they?

- What other options or ideas can we brainstorm that could lead to a solution to the defined problem?

There are certainly many other questions that could be asked, but if a common definition to the problem can be defined and actionable steps can be articulated that addresses the problem, the next steps relate to projecting outcomes, defining if resources are needed, confronting tradeoffs, assembling a process to enact the solution, and then taking action to put a solution into place.

I believe it is your goal as City Administration to have a problem solving discussion that can help provide direction to staff as to what option we should pursue as we evaluate any solutions. It seems clear that some action should be taken to prevent a repeat of the demo by neglect. The challenge will be in determining the scope of the problem (its' definition) and the amount of regulation that will be needed to avoid it in the future.

Please find attached copies of the Minnesota Statutes, a copy of the survey work done by the MSU Grad Students and a couple of newsletter articles related to "Demolition by Neglect".

Building Official Busse and I will attend the February 17th City Council Workshop and will be able to answer questions from the City Council at that time.

Please feel free to contact me should you have any questions or concerns on this agenda item.

RW/

2014 Minnesota Statutes

Authenticate

471.193 MUNICIPAL HERITAGE PRESERVATION.

Subdivision 1. Policy. The legislature finds that the historical, architectural, archaeological, engineering, and cultural heritage of this state is among its most important assets. Therefore, the purpose of this section is to authorize local governing bodies to engage in a comprehensive program of historic preservation, and to promote the use and conservation of historic properties for the education, inspiration, pleasure, and enrichment of the citizens of this state.

Subd. 2. Heritage preservation commissions. The governing body of a statutory or home rule charter city, county, or town may establish a heritage preservation commission to preserve and promote its historic resources according to this section.

Subd. 3. Powers. The powers and duties of any commission established pursuant to this section may include any power possessed by the political subdivision creating the commission, but shall be those delegated or assigned by the ordinance establishing the commission. These powers may include:

(1) the survey and designation of districts, sites, buildings, structures, and objects that are of historical, architectural, archaeological, engineering, or cultural significance;

(2) the enactment of rules governing construction, alteration, demolition, and use, including the review of building permits, and the adoption of other measures appropriate for the preservation, protection, and perpetuation of designated properties and areas;

(3) the acquisition by purchase, gift, or bequest, of a fee or lesser interest, including preservation restrictions, in designated properties and adjacent or associated lands which are important for the preservation and use of the designated properties;

(4) requests to the political subdivision to use its power of eminent domain to maintain or preserve designated properties and adjacent or associated lands;

(5) the sale or lease of air rights;

(6) the granting of use variations to a zoning ordinance;

(7) participation in the conduct of land use, urban renewal, and other planning processes undertaken by the political subdivision creating the commission; and

(8) the removal of blighting influences, including signs, unsightly structures, and debris, incompatible with the physical well-being of designated properties or areas.

No power shall be exercised by a commission which is contrary to state law or denied a political subdivision by its charter or by law. Powers of a commission shall be exercised only in the manner prescribed by ordinance and no action of a commission shall contravene any provision of a municipal zoning or planning ordinance unless expressly authorized by ordinance.

Subd. 4. Exclusion. If a commission is established by the city of St. Paul, it shall for the purpose of this section exclude any jurisdiction over the Capitol Area as defined in section [15B.03, subdivision 1](#).

Subd. 5. Commission members. Commission members must be persons with demonstrated interest and expertise in historic preservation and must reside within the political subdivision regulated by the ordinance establishing the commission. Every commission shall include, if available, a member of a county historical society of a county in which the municipality is located.

Subd. 6. Communication with state historic preservation officer. Proposed site designations and design guidelines must be sent to the state historic preservation officer at the Minnesota Historical Society, who shall review and comment on the proposal within

60 days. By October 31 of each year, each commission shall submit an annual report to the state historic preservation officer. The report must summarize the commission's activities, including designations, reviews, and other activities during the previous 12 months.

History: 1971 c 128 s 1; 1973 c 123 art 5 s 7; 1985 c 77 s 1; 1989 c 9 s 2; 2003 c 17 s 2

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CITY OF SAINT PETER HERITAGE PRESERVATION DISTRICT PROPERTY OWNER SURVEY

*The Urban and Regional Studies Institute of Minnesota State University, Mankato on behalf of the City of Saint Peter is conducting this survey in light of the recent events taking place considering the pending demolition of the historic structure located at 214 South Minnesota Avenue, the future location of Mom and Pop's ice cream shop.
Please answer the following questions as completely as you can to the best of your knowledge.*

Name: _____
Phone Number: () _____
Email: _____
Property Address: _____
Years of Ownership: _____

1. How do you view Saint Peter's historic structures?

Not at all 1. 2. 3. 4. 5. Highly

2. How do you view Saint Peter's historic commitment to heritage preservation?

Not at all 1. 2. 3. 4. 5. Highly

3. To what extent do you take pride in owning a building that resides in the heritage preservation district?

Not at all 1. 2. 3. 4. 5. Highly

Comments:

"I don't know if I'm in the District. Hope not. Too Restrictive."

4. Is your building considered (Please circle one):

- a. Contributing
- b. Non-Contributing
- c. Unknown

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5. Are you familiar with the following incentives that the City of Saint Peter offers such as (Circle Yes or No):

- a. Façade Renovation/ Historical Enhancement
- b. Revolving Loan Fund Yes No
- c. Other (Please Explain on the next page):

Comments:

"I've used private lenders – or my own funds for all improvements."

"I'm aware of them in the back of my mind. Maybe you should market them thru the Chamber, newsletter, etc."

"Besides a small loan, the City provided personnel and related support which enabled the restoration of the Nicollet after the 1998 tornado."

6. Would you consider updating or increasing maintenance efforts of your structure if you were offered one of the above listed incentives?

- a. Yes
- b. No

Comments:

"I have taken advantage of the loan programs."

"I hope to work on it myself."

"We currently have an updated structure."

"Postal owned."

"Maybe – depends on the terms."

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“Façade renovations.”

“Already have done so.”

“If it was economically feasible – I bought the building in 2004 and my property taxes have about doubled in that time. Hard to make any money on investments as it is now without spending.”

“Roofs, tuck pointing and foundation work.”

“I have taken advantage of the incentives.”

“Not my call – bit it is improvement to continue upkeep on the buildings. No matter how [unintelligible] they may [unintelligible].”

“After tornado we invested over \$50,000 in our house and property.”

“The revolving loan fund incentive programs do not offer a great benefit. Do they have Heritage Preservation Grants or matching grants to make it affordable?”

“Maybe. If it enhances profitability or I have a need but if I’m not mistaken, the program is public and you deal with people that you may not want to know your business. But for some it’s probably great. May want to consider commissioning a bank to do the qualifying.”

“Not needed currently, but would if it became necessary.”

“New awning out front. Tuck-pointing needed.”

7. Have you remodeled or made changes to your building?

Comments:

“Yes, all of them.”

“Some remodeling.”

“Summer 2014. Exterior update. Added brick and improved look of building to fit Committees guidelines.”

“Yes. New windows, roof, chemical power washing of Kasota Stone front.”

“Interior electrical and plumbing. Parking lot resurfaces. Roofing.”

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“Yes. Rood and doors.”

“Not recently.”

“Yes. Entire remodel of main floor office. Did partial upstairs apartment.”

“Yes. Remodeled ground floor into an apartment.”

“Paint, tuck pointing and new awning.”

“Just painted inside 10 years ago.”

“Main level and basement just redone because of water damage.”

“Yes. New windows, deck, remodeled 2 apartments.”

“We need a new toilet in the basement – there is a room down there that just sucks all the good out and demonizes it. A black hole of blech [sic]! I am not aware of projects competed but this is something we would like to happen.”

“Re-roofed twice, new siding, new front porch and new garage.”

“Interior changes, exterior changes with brick. New roof due to tornado 1998.”

“Yes. See building permits.”

“Yes. Used our own financing.”

“Post tornado. New windows. New tin and paint.”

8. Did you encounter any problems with the process?

Comments:

“I thought it was a straight forward process.”

“No.”

“Our signage does not have / is not allowed as good of lighting as we should have.”

“Yes. Would like to do lighted sign to promote building. Can’t do what I would like because we’re restricted by rules in district. Have to pay a fee to put up a sign. Can’t do any digital signs like both Major Banks in town because of district. They can – I can’t.

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"No."

"More repairs were needed than initially quoted."

"No."

"No."

"No. Simple."

"One bad contractor when we started. Had to go to court with him."

"Yes. After the tornado it was extremely difficult to find a qualified craftsman to rebuild the cornice of the building which had been torn off. The \$150,000 price tag was also extremely difficult to finance, particularly when you had an entire building needing repairs."

"No it was superb. All I had to do was ask."

9. Are you aware of the demolition of the Mom and Pop's building (214 S. Minnesota Ave.)? Do you have thoughts or opinions on the events experienced by the owner and the city?

COMMENTS:

"Too much red tape – it was obvious it was more an eyesore and problem than anything else."

"I am aware of the demolition. I cannot comment on what the owner or City experienced. However, I was sorry that the building was not saved."

"This is a very old wood construction. I would like to see it remain. I don't think it is a Building you can set standards by."

"It sounds like it should be demolished / replaced."

Safety first. Needs to go, and replaced with vintage style structure compatible with rest of block. Add 4 Seasons building to demo or redo."

"Yes. Should have been done in 1998. Eyesore!! Someone could have been injured – thankfully no one was."

"Yes. I don't think there should be restrictions on rebuilding. I feel sorry for the owners that they have to go through the Heritage plan."

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“Unfortunate, but if it can not be fixed, and done within reasonable costs then demolish it as a hazard to the area.”

“If building is cost prohibitive to remodel – take it down. I’m all for making town look good but don’t hold my business back.”

“Yes.”

“Yes. Building should have been inspected previously and repairs made at that time.”

“I know from newspaper articles. I know its decrepid – needs to go. I know historical location problems with permits and variances, etc.”

“It has taken way too long. The building should have been taken down right after the fire. Could have taken a picture of the front of building.”

“Yes. Sad to see it torn down.”

“Yes – it is unfortunate to lose a historical building / property but it was indeed too far gone. The only thing I can think to remedy the loss is to salvage as much as possible to reuse for the new building (brick, wood pieces, etc.). I know this isn’t always possible but it’s a good step in maintaining the downtown integrity and aesthetics.

“Yes. It should not have taken this long to resolve or time and money wasted. Not very cost effective for all involved.”

“Yes. Aware of the demolition, but I am unaware of experiences of the owner or City.”

“Yes. The demolition of the building was long past due. The building had out-lived itself and was not financially feasible to rehab. The building was a “blight” on the block, a piece of crap and needed to come down before someone got hurt.”

“I’m aware of the demo. Not familiar with the problems. It would make sence to have the façade blend in aesthetically but its difficult to be in business the more red tape and regulations just exasperate the difficulty.”

“Not first hand. Properties should be maintained.”

“Yes and I just wish it were a little easier for them...it to too long.”

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10. How would you feel about an ordinance requiring/mandating periodic inspection of the structural integrity of your building?

Comments:

“More red tape. STRONGLY OPPOSED TO THIS.”

“Not necessary. Apartments are routinely inspected. Improvements are not allowed unless built to Code.”

“I don’t feel really good about it only because this kind of government control can and usually does get out of hand.”

“No. Don’t want that ordinance.”

“Good plan.”

“Intrusive, but probably necessary for some structures. It was inspected prior to the reconstruction of Minnesota Avenue.”

“No. Not for it. I’m the one that has invested in my property. Keep government out of it.”

“That would be up to the USPS.”

“For a fee, NO!!! Don’t make it another rule.”

“I would be in favor of periodical inspection but would like the option of not having in inspected depending on how high the inspection fee is.”

“Would be OK to prevent further demolition.”

“We wouldn’t want it. There is already enough inspections for rentals, etc.”

“Too many regulations in effect already. If want to do it for free – OK.”

“No. Building code works fine.”

“Important in order to preserve – people do not need to dwell or work in facilities in need of major work.”

“Not needed. A waste of taxpayer money. How many houses in St. Peter have an 8” block foundation with 8” to 10” of poured concrete inside of the block?”

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"I am not in favor of more regulation! My building is occupied and being maintained. It is my business. The concerns I would have are buildings unoccupied / domant such as Mom & Pop's – w/out occupants it deteriorates fast!

"Absolutely opposed! This would be an infringement on my rights as a property owner and a violation of the Constitution. If the City can maintain my building better than I can let them bring on an action of eminent domain. Otherwise I would consider the City to be trespassing and opening itself to more than one law suit."

"I would think that when a building changes hands that the buyer and possibly the financier would want to "check" this out if there are concerns of structural integrity. If government gets involved I would guess that it would be expensive to do so. An inspection of all buildings could be a waste of resources. But obvious problems and the public safety is important. If there was an ordinance would it have caught the problems the buyer encountered and if so, at what cost to do that detailed of an inspection on all properties periodically? Gatchell should have had a "suitable" clause in his purchase agreement.

"The City has a responsibility to its buildings, particularly historic structures. The owner should have the same. If not, the building should be repurposed so its integrity can be maintained. If inspection is needed to document the status, it should be done."

"No. There is way too much regulation on business owners right now. Most of us are proud of our business / building and want to keep them up. I'm against more regulation. It is already hard to turn a profit in St. Peter. The competitive market continues to challenge us and excessive property tax on commercial property is regressive. I was on the Commission years ago."

11. How often do you interact with the HPC?

- a. Daily
- b. Weekly
- c. Monthly
- d. Yearly
- e. Not at all
- f.

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Comments:

"When I apply for permission to remodel the façade of a building."

"Never."

"Only met them when I need approval for renovations, painting, etc."

"No idea."

"I don't, but my tenants are instructed to contact the City with signs and other questions."

"Infrequently."

"As needed."

12. Do you feel that the established Heritage Preservation Ordinance allows sufficient business signage within historic Saint Peter?

Comments:

"Yes."

"Yes."

"No."

"Seems appropriate."

"No it does not. It is too restrictive."

"NO."

"Confused on what the Heritage is. I have heard of businesses that attempt signage that was denied even though old photos show similar signage in the past. Not sure who gets to determine what they feel is historical."

"NO. My building was built in 1955 and in the district. Is it historic?? Probably not [unintelligible] building built in 1865. I would like to print my company logo, phone number and hang the sign on my North wall (billboard sized). It would be historic because there are building that I can see from my window that have faded out painted signs from the past in the Historic District."

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“Yes.”

“Yes.”

“No. Too much signage requirements and sandwich board regulations. But then other places have signs that look totally out of period for the area.”

“It’s too strict.”

“Yes.”

“Yes – I have rarely questioned, if ever, what business I was walking past or into.”

“Don not know.”

“I don’t feel business signage is sufficient or [unintelligible]. Some businesses seem to have signage outside ordinance and others not enough signage. We have to display our business! Don’t over restrict us.”

“No. The HPC gets too fanatical in its regulating. Building owners should have the right to install their own choice of signage within parameters without causing the loss of personal creativity. The HPC tends to be dictatorial. What was good in the 1880’s doesn’t mean its good in 2014.”

“Really hasn’t been much of a concern of mine, but I would assume that it applies equally to all and I assume that it helps with maintaining consistency and taste. Its probably good. If peoples are upset maybe the merchants (if not already doing so) should meet with the board and update it.”

“I nor my tenants have felt that the signage requirement is limiting.”

“The process was slow when I was on the Commission. Business people need prompt help and guidance so they can get open or new signage.”

13. Are you familiar with the design review and approval requirements of the Heritage Preservation Ordinance for new signage and exterior renovations?

- a. Yes
- b. No

“Put my sign up w/out going thru the permit process – it complies anyway.”

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"But there are probably a list that I have to follow and pay a fee to follow the list."

"I have had generally a good experience but would prefer an ordinance that eliminates the large billboards on buildings."

"Because I had to do so in order to get the loan and redo my building."

"Somewhat. I've read some of it. Hard to see it as a historic district whn you have semi trucks zipping through all day. People are afraid to get out of their cards on MN Ave. I told State to make trucks drive [unintelligible] to lessen the effect."

"Just hear complaints."

"I went through it. Not a problem."

"I had no problems with the process for what I was doing."

"Yes. My experience is simply being informed."

No. I know of it but that's about it. But hopefully the merchants have a say in it."

"There were no problems that I am aware of."

"I found it helpful but slow."

14. Describe your relationship with the City of Saint Peter?

Dissatisfied 1. 2. 3. 4. 5. Highly Satisfied

15. What would improve this relationship?

Comments:

"I am a big supporter of the City / Administration. They have made St. Peter a dynamic community. Communication is always in need of work – for every organization."

"City Administration needs to cooperate more with property owners. i.e. less obstruction."

"Since my street light has not worked since late May, I am not a happy camper."

CITY OF SAINT PETER HERITAGE PRESERVATION DISTRICT

PROPERTY OWNER SURVEY

“Meet with business owners during the business hours to discuss changes. This worked well when the City discussed making 3rd St. a one-way street.”

“Who pays the most in taxes – Business. BE BUSINESS FRIENDLY. Don’t have rule upon rule to follow and use “COMMON SENSE”. Don’t turn business away because dumb rules like “stucco” exteriors on w169 corridor.”

“Don’t know of how. Don’t like the TIF and revolving loan thing.”

“Low taxes – lower utilities.”

“Temper codes/ ordinances design and enforce with common sense. Go with the spirit vs the letter of the law.”

“Sometimes on longer time frame requests (i.e. parking / flooding) follow up was inadequate.”

“I have always found the City friendly and helpful. They try to accommodate our needs. I have had some business people complain that the City can be adversarial to owners but I have never found that to be the case.”

16. Were you aware of your responsibilities as an owner of a structure in the Historic District when you bought the property?

Comments:

“Yes.”

“Yes. I consider it a benefit as it insures the integrity of the downtown.”

“No.”

“Historic District is too small. The loud, bright signage allowed to a bank / grocery across the street is inconsistent.”

“Unaware if it existed in 1976.”

“I don’t know if I’m in the District?? I don’t think I’m in the District – which is good.”

“Not owned by myself, but have never heard of any responsibilities.”

“NO. Never heard of it until after purchasing property. Who came up with this stuff anyway. Concept is OK, but reality dumb. You need to do everything possible to make it easy to keep and attract business. Then you make rules and ordinances, before they are installed. Imagine

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yourself picking up your personal check book and writing a check for what the rule would cost you!

“I bought the building before there was a Historic District.”

“Realtor did not explain. Nothing noted on the purchase agreement or disclosure form.”

“Not really. No one told me anything until I checked into having a sign on our business.”

“Somewhat.”

“Yes. I thought it added value.”

“No. Not until after the tornado came to town.”

“No, but I quickly learned.”

“There was no Historic District when we bought our building. My responsibilities are to my family to make a living and maximizing my buildings profit potential. My responsibilities to the City are to maintain my building in a safe aesthetic manner.”

“Not totally, but the City took care of it so I didn’t need to know them well.”

“I know my responsibilities; I don’t have a document from the City stating what they expect except to review the ordinances. The ultimate is to be proud of any property I own.”

“No. I just really loved the building when I had an opportunity to purchase it I did....then I found out what my responsibilities were!”

17. Any other comments?

Comments:

“Too much regulation discourages improvements. In my case I shoes to NOT do improvements because of the ordinance so the buildings look old and tired. The City regulated me out of improvements. Is that what they wanted?”

“Good luck.”

“We need less micro-management.”

“I feel the HPC does a fine job overall, but we don’t need a “dictatorship” when it comes to mandating upgrades or repairs. Unless they want to pay for it.”

CITY OF SAINT PETER HERITAGE PRESERVATION DISTRICT PROPERTY OWNER SURVEY

"Allowing the City to mandate building repairs is a violation of Amendment 5 to the Constitution. "Nor shall private property be taken for public use without just compensation". It is government run amok. It is always easy to spend someone else's money. Before the City mandates repairs & assesses the costs against property owners, our leaders should drive down Main Street in Sleepy Eye and count the empty buildings. If property owners are assessed for repairs they can't afford and loose their building & business, St. Peter could look like Sleepy Eye in the future."

"Business can be tough and some people dive in without doing due diligence. That's life. I think the City does a good job of referring people to the SBDC in Mankato, but they're often limited in experience. Often emotions over takes the rational analysis. Pretty tough to regulate that."

"This is my reply to your survey of Saint Peter Heritage Preservation District Property Owner Survey. You indicate you are working on behalf of the City of St. Peter. I hope my letter answers your questions to the best of my knowledge. We moved and have lived here since 1987. At one time we did considerable research on our building and have over the years at our initiative dealt with state and local officials and committees regarding our building. This building was an important part of St. Peter at one time. We have done a lot to maintain it. We have been prevented from doing more. NEVER has anyone expressed any real/significant interest in this specific building's history. Never has anyone from the City come to us and said anything like "Wow, you have a neat building with a neat history. You know maybe we should do something." From the City we have seen no interest and certainly not a single dime."

"I have always been bothered about how the sidewalks are handled. These are public walkways and to me for the taxes we pay, they should be handled by the City or at least with the Cit. Just my thoughts."

Thank you for your time in completing this survey. This data will be used to assess Heritage Preservation Commission responsibilities and authorities regarding the preservation of historic resources in the Heritage Preservation District.

Please Return by: 10/24/2014

Send your responses to:

*URSI Studio Team, Saint Peter Project
106 Morris Hall
Minnesota State University, Mankato
Mankato, MN 56001*

22

St. Peter Project Team:
*Matthew Lassonde
Jacob Thunander
Chris Talamantez*

email:
*matthew.lassonde@mnsu.edu
jacob.thunander@mnsu.edu
christopher.talamantez@mnsu.edu*

phone:
603-973-6159



Establishing a Demolition by Neglect Ordinance

by Dan Becker

Many historic resources are demolished each year due to a lack of maintenance that leads to deterioration. When deterioration reaches the extent that it creates health and safety violations, building officials are obligated to act in the public interest to abate the hazard; the frequent result is demolition that circumvents local historic preservation ordinances. Whether such lack of maintenance is intentional in order to avoid preservation ordinance controls on demolition, or unintentional due to a lack of awareness or financial resources, the result is the same: loss of a community asset.

While demolition by neglect is a serious problem for many communities, it is a challenge that can be met. Meeting the challenge requires understanding the fundamental legal principles required for a defensible demolition by neglect ordinance, including the key components required for a useful demolition by neglect ordinance, and selecting effective strategies for the adoption (or improvement) and implementation of a successful demolition by neglect program in your community.

Fundamental Legal Principles

The first step toward a demolition by neglect program is determining your community's authority to adopt an ordinance. In most cases, such authority is dependent upon state enabling legislation; however, some local governments have "home rule" powers that permit them to adopt ordinances without specific enabling legislation. This is a critical determination...home rule governments can directly adopt their own demolition by neglect ordinance. If your community does not have home rule, then you must establish whether

your enabling legislation has provisions that authorize minimum maintenance provisions.

A number of states (including Alabama, North Carolina, Rhode Island, Virginia, and Wisconsin) have specific language in their enabling legislation regarding demolition by neglect of historic structures. This is the best case scenario. Lacking such specific language, in some cases authority can be inferred from statutes that allow governments to create preservation programs to protect historic resources, or from general enabling legislation that gives local authorities power to protect or promote the public health, safety, and welfare. In these cases, consult your local government's attorney for guidance, perhaps even seek an opinion from your state's attorney general.

Your ordinance must ensure due process. It must be clearly related to the governmental goal of preserving historic resources, and it must be designed to be reasonable, fair, and of general applicability to the community. The issue of regulatory taking also has great bearing upon demolition by neglect ordinances, especially as it relates to economic hardship. Further information on these principles can be found in the reading list at the end of this article.

Key Components of an Ordinance

An effective ordinance will contain specific elements: standards, petition and action procedures, economic hardship provisions, appeals, and enforcement. You must be able to define deterioration in order to abate it. Standards are required to provide a benchmark for evaluation. A general

statement requiring that a building be kept in good repair will prove to be difficult to enforce because judgments of "good repair" can be challenged as arbitrary. Precise language in your ordinance should clearly define what is considered to be deterioration. Petitions that allege demolition by neglect should list specific defects that reference these standards, so that a reasonable person viewing the deterioration can see what part of the ordinance is being violated.

Clear procedures are necessary to ensure that each case is handled in the same way and that property owners are assured of due process. Provisions should be included in the ordinance for the submittal of petitions alleging demolition by neglect, the process for notification of the property owner, procedures for conducting hearings, and time frames for actions. Also necessary are criteria for evaluating and making findings regarding economic hardship, the manner for filing of appeals, and modes of enforcement by remedy, abatement, and/or penalty. Again, state law provisions may dictate what kind of enforcement tools you have at your disposal.

Particular attention should be paid to criteria for evaluating economic hardship. This is a necessary safeguard that protects the local government and property owners from claims of regulatory takings. Your ordinance should spell out in detail the kind of financial information that the property owner must provide in order to demonstrate a claim of economic hardship, and ensure that findings are made with regard to the claim. In the event that the evidence proves that such a claim is valid, then the ordinance should also provide guidance in the preparation of a plan to relieve the hardship.

Strategies for Adopting an Ordinance

Each community has its own personality when it comes to the kinds of ordinances that are appropriate for its citizens, and no one strategy will fit all. It will not advance your preservation cause if such an ordinance becomes controversial, so it will pay dividends to carefully consider whether such an ordinance is right for your community, and how to establish support for its adoption.

Several lessons can be learned from our experience in Raleigh. Enabling legislation authorizing local demolition by neglect ordinances was adopted by the North Carolina legislature in 1989 as part of a general re-write of the statutes governing preservation in the state. In 1992, the city completely reorganized its preservation program as part of a successful preservation community effort to establish a county preservation program. The justification for the city's ordinance revisions was to ensure that the two programs were well coordinated, as well as to incorporate the state legislation changes. Demolition by neglect became part of a routine updating of the ordinance, rather than the sole focus of a "sales effort"

that might attract undue attention and controversy.

Because the city's ordinance was the first in the state to take advantage of the new enabling authority, we modeled many of its procedures after state prescriptions for enforcement of minimum housing standards. Our plan, if challenged, was to avoid the view that it something entirely new to be defended. We would treat demolition by neglect as an extension of powers the state had already granted: we were taking advantage of a familiar process that had been on the books a long time, was a matter of general course, and was recognized as a process for affirmative enforcement of deficiencies. A case can be made for equal treatment under the law...property with deficiencies (minimum housing standards, demolition by neglect standards) are handled the same way. Happily, we were not required to make these arguments, and the ordinance was adopted after routine review.

Using the Ordinance

A demolition by neglect ordinance is not for the faint of heart. It is aggressive, pro-active preservation. Recognize that such a program is staff-resource intensive, and requires great precision in the application of due process. It is important to build cooperative partnerships both with neighborhoods and with local government agencies charged with enforcement. Initially, we have undertaken only one case at a time. We have requested that neighborhood groups prioritize properties they wish to have considered under the ordinance's provisions, and to keep the list short. Commission staff assist inspections department staff with monitoring and evaluating property compliance. Knowing when to use the ordinance is important. Be sure that deterioration is substantial enough to warrant the application of such governmental power, but not so severe that the expense of repair exceeds the market value of the property which could lead to a finding of economic hardship.

The City of Raleigh's demolition by neglect ordinance can be accessed on-line by going to: <http://www.municode.com/database.html>. Navigate to Raleigh, North Carolina, search for '10-6180' and you will call up the section of the code for demolition by neglect.

For further guidance regarding demolition by neglect and related legal issues, the following resources are recommended:

Duerksen, Christopher J. and Richard J. Roddewig. *Takings Law in Plain English*, 3rd ed. (Chicago and Denver: Clarion Associates, Inc., 1998)

Pollard, Oliver A. III. "Counteracting Demolition by Neglect: Effective Regulations for Historic District Ordinances," *The Alliance Review*, Winter 1990. National Alliance of Preservation Commissions, Athens, GA.

Continued on page 15

Continued from page 2

Pollard, Oliver A, III. "Minimum Maintenance Provisions: Preventing Demolition by Neglect," Preservation Law Reporter, Volume 8, 1989 Annual. National Trust for Historic Preservation, Washington, DC.

Roddeewig, Richard J. and Christopher J. Duerksen. "Responding to the Takings Challenge: A Guide for Officials and Planners," Planning Advisory Service Report #416, May 1989. American Planning Association, Chicago, IL.

White, Bradford J. and Paul W. Edmondson. Procedural Due Process in Plain English: A Guide for Preservation Commissions. (Washington DC: National Trust for Historic Preservation, 1994)

Dan Becker serves as Executive Director of the Raleigh Historic Districts Commission, Raleigh, NC and is a NAPC Board Member.

Continued from page 9

What is the structural condition of the building? Don't just take the word of the owner if you have doubts. At a minimum, a report from the building commissioner is needed to establish the structural soundness. However, the Commission may want to consult with a structural engineer for an opinion on the structural soundness of a building. Just

because a building is in poor condition doesn't mean it should be torn down.

Can the building be mothballed? Mothballing a building is less expensive than demolition and it preserves the building until economic conditions, a new owner or funds are available to restore the building. If the building is to be demolished because it is vacant, it need not be a blight on the neighborhood. The building and boarded up windows can be painted. The grounds can be maintained. The windows and doors can be properly secured from unwanted access.

A Commission should not be afraid to deny a request for demolition. Once the building has been demolished, it will never return. Furthermore, new construction can never replace the historic character and fabric of a building.

Continued from page 11

Communities' rights to appeal Postal Service decisions to the Postal Rate Commission would be expanded to include relocations and new construction along with closings.

H.R. 670 is currently in the Subcommittee on the Postal Service and enjoys the support of 69 co-sponsors. At least 100 co-sponsors are needed by late spring.

For further information contact Preservation Action at (202) 659-0915 or preservationaction@worldnet.att.net

Join the National Alliance of Preservation Commissions

Become part of the network of over two thousand landmark, historic district commission and boards of architectural review in the United States. The National Alliance of Preservation Commissions (NAPC) is organized to facilitate local commissions in providing information and education to each other. It is a forum for the exchange of ideas, a source of support, and a unifying body giving local commissions a national voice. As a member of the NAPC you can benefit from the ideas and experiences of local communities throughout the United States working to protect historic districts and landmarks through local legislation.

Membership Benefits

- *The Alliance Review*, a newsletter filled with practical information for staff and members of preservation commissions.
- A resource center of information, including educational materials, forms, guidelines and ordinances developed and used by commissions across the country.
- Technical seminars and conferences, special regional events, and an annual meeting and workshops for commissions held in conjunction with the National Trust's Annual Conference.
- A voice for your commission in Washington with the National Park Service, the National Trust, the Advisory Council, Preservation Action, and the National Conference of State Historic Preservation Officers.

Membership Categories

\$15 Subscription to *The Alliance Review*

\$25 Commissions with a budget under \$500
Communities with a population under 5,000
or local nonprofit organizations

\$50 Commissions with a budget of \$500-5,000
Communities with a population of 5,000-50,000
or regional or statewide nonprofit organizations

\$100 Commissions with a budget over \$5,000
Communities with a population over 50,000
national nonprofit organizations, businesses,
state governments, or sponsoring associates

Commissions can also have *The Alliance Review* mailed to their members for an extra \$10 per member (please enclose list of names & addresses)

Name of Organization _____

Contact Person _____

Address _____

City _____ State _____ Zip code _____

Phone _____ Fax _____

E-mail _____

Please return this form with payment to NAPC, PO Box 1605, Athens, GA 30603



Memorandum

TO: Honorable Mayor Strand
Members of the City Council

DATE: 2/13/2015

FROM: Todd Prafke
City Administrator

RE: Employees Compensation (Department Head pay)

ACTION/RECOMMENDATION

None needed. For your information and discussion.

BACKGROUND

Members are aware of cost and wage issues that drive the budget within the City of Saint Peter. The Council has discussed priorities for wages and the impact that changes have relating to Department Heads including the positions of Police Chief, Recreation and Leisure Service Director, Director of Finance, Community Development Director, Building Official and Community Development Director. The Council has also discussed taxes, Local Government Aid and other revenue streams within the City.

Part of your direction had been to help ensure that we were prepared for changes into the future. Making sure that Department Heads were closer to the market place related to pay, and planning for hire process should a Department Head leave, were to be a part of the process.

While changes in pay at all positions within your organization can be somewhat subjective due to the nature of job descriptions and the relatively flat, but specialized organizational structure you use, we do have access to some data about where these positions fall within the market place.

Over the past 16+ years job descriptions and been broken down into four primary groupings based on Pay Equity or Comparable Worth point ranges. Those ranges have looked like this:

- 90- 203 Meter Readers to Executive Secretaries
- 204- 238 Construction Maintenance Workers to Computer Service Technicians
- 239 – 353 Director of Community Development to Water Superintendent
- 354+ Finance Director to City Administrator

It is not my goal to delve into a long explanation of your pay system which was established in 1989, but for you to know that generally as I think about pay, these are the four categories we have traditionally looked at relative to pay changes. However, individual job descriptions can see changes in their market place from time to time.

Other jobs within your organization are reviewed compared to market on a more regular basis and in many instances are negotiated as a part of union contracts. I think the data shows that generally your jobs with the fewest Pay Equity or Comparable Worth points had been paid lower than the market. That has changed with modifications to minimum wage rules.

Those jobs that are in the middle pointed ranges tend to generally keep pace with the market and each union negotiation provides me an opportunity to review where the market is and plan accordingly. Those positons that are non-union, in that middle point ranges, have not been systematically reviewed, but I believe generally fall into the market place averages that we might expect to see. However, as you have discussed previously, that is not the case for Department Head level employees.

Please find attached data related to each Department Head position. I have used the 2014 LMC survey data and developed what I believe to be comparables for each position. You may note that the comparable cities are not the same for each job and not strictly based on population. They were selected based on what I believe to be a similar level of activity, comparable organizational structure or requirements including complexity, services and populations served. By doing this, I hoped to find more appropriate comparison on which to base any modifications.

As you may note, we tend to be at or under the midpoint in the market. My goal would be for the Council to take one action to push pay slightly above the middle of the market. That "slightly above" is based on tenure in position. It could be argued that with your least tenured Department Head, excluding Director of Public Works, at 13+ years you should be at or very near the top of the comparables. One of the concerns mentioned by Council has been being in the position of having to start a new person at a similar pay as the tenured person left at.

The data that I assembled is summarized on the pages attached. (Please note the changes in data years as you review the tables.)

Please know that this is not driven by any one incident or issue. Rather it is a culmination of issues and discussions and knowledge of the market place and the cost of talent. Retirement of the Hospital Administrator and of your Public Works Director, discussions with Council about the value of talent and your want to treat people as you would like to be treated (meaning not artificially holding pay down because of proximity or ties to community).

Also know that there are a few anomalies in this effort and analysis. The first of which is Director of Public Works. As we discussed as a part of your recent hire process, the broad scope of backgrounds that we expect here in Saint Peter is unusual. Finding comparables here is much more challenging and while I stand by my list, please know that the electric issue or lack of electric in the comparables skews it down. Community Development Director is also a challenge. While I think the comparables are appropriate, my recommended change is still below the market. The recommendation is based on two primary factors. First is looking not to change the relation of pay within our internal system too dramatically. Second, the knowledge that in a number of the comparables the Community Development position has duties similar to that of an Assistant City Administrator. That is not your structure in Saint Peter.

Based on the data and the goals the following pay changes should be considered.

Building Official	\$66,000
Director of Finance	\$84,000
Chief of Police	\$90,000

Director of Com Development	\$73,000
Director of Recreation and Leisure Services Department	\$70,000
Director of Public Works	\$94,000*

*Anticipated that implementation to this wage level would be done in stages

You do have adequate funds for these changes within your 2015 budget.

Any adjustment to pay outside of the normal timeline or without change to all employees might be viewed as unfair or without merit. Based on the data, the market place and recent experience, I do not believe that to be the case here. It is often politically challenging to pay more and while I respect that fact, I think appropriate pay is part of what enhances service provision and loyalty. Certainty keeping folks under the market erodes efforts to enhance systems and encourage development of employees. While we have not had concerns about those issues so far and our longevity is certainly very high, those goals, considered with other issues, all steer me toward looking for change.

Please feel free to contact me if you have any questions or concerns on this agenda item.

TP/bal

Wages based on 2014 LMC reporting
Building official

City	Saint Peter 2014 pay	Mn	Max	Varriance from Min to Max	Mid Point
Fairmont		\$ 54,579.00	\$ 68,224.00	\$ 13,645.00	\$ 61,401.50
Hutchinson		\$ 54,462.00	\$ 78,289.00	\$ 23,827.00	\$ 66,375.50
Marshall		\$ 51,459.00	\$ 68,619.00	\$ 17,160.00	\$ 60,039.00
New Ulm		\$ 61,692.00	\$ 67,308.00	\$ 5,616.00	\$ 64,500.00
No. Kato		\$ 49,080.00	\$ 69,576.00	\$ 20,496.00	\$ 59,328.00
Saint Peter	\$ 59,446.00			\$ -	
Worthington		\$ 58,821.00	\$ 79,581.00	\$ 20,760.00	\$ 69,201.00
Average		\$ 55,015.50	\$ 71,932.83	\$ 16,917.33	\$ 63,474.17

Finance Director

Brainard		\$ 72,150.00	\$ 98,446.00	\$ 26,296.00	\$ 85,298.00
Fairmont		\$ 67,071.00	\$ 83,761.00	\$ 16,690.00	\$ 75,416.00
Marshall		\$ 70,262.00	\$ 93,683.00	\$ 23,421.00	\$ 81,972.50
Moticello		\$ 73,240.00	\$ 95,212.00	\$ 21,972.00	\$ 84,226.00
New Ulm		\$ 80,454.00	\$ 86,070.00	\$ 5,616.00	\$ 83,262.00
No. Kato		\$ 66,000.00	\$ 93,960.00	\$ 27,960.00	\$ 79,980.00
Rogers		\$ 76,273.00	\$ 93,017.00	\$ 16,744.00	\$ 84,645.00
Saint Peter	\$ 73,507.00			\$ -	
Waseca		\$ 65,038.00	\$ 84,105.00	\$ 19,067.00	\$ 74,571.50
Worthington		\$ 77,933.00	\$ 105,439.00	\$ 27,506.00	\$ 91,686.00
Average		\$ 72,046.78	\$ 92,632.56	\$ 20,585.78	\$ 82,339.67

Police Chief

Hutchinson		\$ 74,391.00	\$ 106,939.00	\$ 32,548.00	\$ 90,665.00
Marshall		\$ 73,715.00	\$ 98,280.00	\$ 24,565.00	\$ 85,997.50
New Ulm		\$ 81,785.00	\$ 87,401.00	\$ 5,616.00	\$ 84,593.00
North Banch		\$ 69,540.00	\$ 98,652.00	\$ 29,112.00	\$ 84,096.00
Rogers		\$ 85,800.00	\$ 104,644.00	\$ 18,844.00	\$ 95,222.00
Saint Peter	\$ 81,120.00			\$ -	
Waseca		\$ 58,809.00	\$ 82,456.00	\$ 23,647.00	\$ 70,632.50
Average		\$ 74,006.67	\$ 96,395.33	\$ 22,388.67	\$ 85,201.00

Community Development

Hutchinson		\$ 67,758.00	\$ 97,402.00	\$	29,644.00	\$ 82,580.00
New Ulm		\$ 68,598.00	\$ 74,214.00	\$	5,616.00	\$ 71,406.00
Saint Peter	\$	65,769.00		\$	-	
Waconia		\$ 74,046.00	\$ 87,112.00	\$	13,066.00	\$ 80,579.00
Waseca		\$ 55,436.00	\$ 73,030.00	\$	17,594.00	\$ 64,233.00
Worthington		\$ 75,263.00	\$ 101,827.00	\$	26,564.00	\$ 88,545.00
Average		\$ 68,220.20	\$ 86,717.00	\$	18,496.80	\$ 77,468.60

Recreation and Leisure Services

Fairmont		\$ 48,338.00	\$ 60,424.00	\$	12,086.00	\$ 54,381.00
Hutchinson		\$ 74,391.00	\$ 106,939.00	\$	32,548.00	\$ 90,665.00
Marshall		\$ 76,232.00	\$ 101,628.00	\$	25,396.00	\$ 88,930.00
Rogers		\$ 53,560.00	\$ 65,312.00	\$	11,752.00	\$ 59,436.00
Saint Peter	\$	64,105.00		\$	-	
Waseca		\$ 46,461.00	\$ 60,157.00	\$	13,696.00	\$ 53,309.00
Worthington		\$ 51,342.00	\$ 69,463.00	\$	18,121.00	\$ 60,402.50
Average		\$ 58,387.33	\$ 77,320.50	\$	18,933.17	\$ 67,853.92

Public Works

Faribault Co		\$ 71,739.00	\$ 99,756.00	\$	28,017.00	\$ 85,747.50
Hutchinson		\$ 81,016.00	\$ 116,461.00	\$	35,445.00	\$ 98,738.50
Marshall		\$ 77,875.00	\$ 103,833.00	\$	25,958.00	\$ 90,854.00
No. Kato		\$ 71,172.00	\$ 101,052.00	\$	29,880.00	\$ 86,112.00
Rogers		\$ 76,273.00	\$ 93,017.00	\$	16,744.00	\$ 84,645.00
Saint Peter	\$	84,801.00		\$	-	
Waconia		\$ 85,918.00	\$ 101,080.00	\$	15,162.00	\$ 93,499.00
Worthington		\$ 66,848.00	\$ 90,441.00	\$	23,593.00	\$ 78,644.50
Average		\$ 75,834.43	\$ 100,805.71	\$	24,971.29	\$ 88,320.07



SOUTHERN MINNESOTA
MUNICIPAL POWER AGENCY

Bringing power to your life.

February 9, 2015

Mr. Todd Prafke
City Administrator
227 South Front Street
Saint Peter, MN 56082



RE: SMMPA Spring Informational Meeting

Dear City Administrator Prafke:

As you may know, SMMPA holds monthly board meetings during regular business hours that are rotated among the SMMPA Member communities. Recognizing that you and other community officials would like to stay informed of current events and issues at your wholesale electricity supplier but may be unable to attend these board meetings, SMMPA is holding a spring informational meeting after regular business hours that we hope will be a more convenient, efficient way for you to stay informed.

Through this first meeting and others like it, we will brief you on activities, issues and challenges on which SMMPA and its Members are currently working. In respect of your time, the meeting will be brief and concise to efficiently provide you with the information we believe you will find useful.

The meeting will be held at Owatonna Public Utilities' meeting room, 208 Walnut Avenue South, Owatonna, MN 55060, Thursday, April 16, 2015 at 5:30 PM. Dress is "come as you are." We plan to hold future meetings at various Member community locations to afford access to all.

We will begin with a buffet dinner at 5:30 PM. Mark Fritsch, General Manager of Owatonna Public Utilities (OPU) and our venue host, will start things off at 6:00 with a quick summary of OPU activities followed by Dave Geschwind, SMMPA's Executive Director and CEO, who will give you a briefing on current SMMPA activities and projects. Doug Carnival of the legal firm McGrann Shea Carnival Straughn & Lamb, Chartered and a long-time associate of SMMPA will end with a discussion of state legislative issues potentially impacting SMMPA and our Members. Mr. Carnival's practice areas include government relations, legislative, environmental law, regulatory matters, energy, and other issues of importance to municipal utilities.

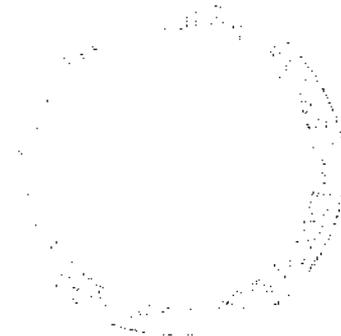
Please RSVP to Nadine Waddell at 507-292-6406 or nl.waddell@smmpa.org no later than Friday, February 20.

I hope to see you at this informative briefing.

Sincerely,

David P. Geschwind
Executive Director & CEO

DPG:nw:2k15000



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