WABASHA CITY COUNCIL

WABASHA CITY HALL

Thursday, April 17, 2025

Special Council Meeting 5:45 PM

All matters listed under "Consent Agenda" are considered to be routine by the City Council and will be entered by one motion. Unless requested by a Council Member or citizen, there will be no separate discussion on these items. If discussion is required regarding an item, that item will be removed from the Consent Agenda and will be considered separately.

1. **General Business**
    1. Authorizing Contract Signature for the State of MN Contamination Grant for Alleghany Apartments and Athletic Field
    2. Approve Resolution 22-2025 Approve application for contamination clean up grant at Alleghany Apartments site
2. **Adjournment**

City Council Special **1. 1.**

Meeting Date: 04/17/2025

ITEM TITLE: Authorizing Contract Signature for the State of MN Contamination Grant for Alleghany Apartments and Athletic Field

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Staff is requesting to submit an application by May 1st to cover up to 75% of the costs of the Phase II Investigation and a RAP Plan. This would be a DEED grant predicated on the City's plan to develop this site into future tax base and jobs.

The geoscan of the old athletic field land demonstrated the following:

- The scan confirms buried metallic objects in the southern portions of the property, generally on either side of the volleyball court, and buried objects and possibly a largish structural feature in the SW corner, under the gravel parking area, and about where the previous 1995 test pit investigation occurred.
- Where the scan found buried metallic objects, they were not present at a high density to be like a typical landfill, so it's possible that we are not going to encounter highly concentrated debris throughout the affected areas.
- Second, the northern parts of the site appear to be largely free of detections, aside from some light posts and what are probably buried utilities. This includes the "City Dump" shown on the MnDOT map under Bridge Avenue – there was no material observed within their 10' (3 meter) detection depth. This could mean 1) the debris if it is there, is deeper than 3 meters, 2) when Bridge Avenue was reconstructed, the debris was removed from the road profile, 3) the alignment of Bridge Avenue was shifted to the east, avoiding the debris, or 4) some combination of the above. Contamination was identified at the Alleghany Apartments and mitigation is needed.

ACTION REQUIRED:

Approve resolution.

Attachments

Resolution 23-2025

Resolution 23-2025a

CITY OF WABASHA

Eagle Capital of America

RESOLUTION # 23-2025

City of Wabasha Approving the Application, Committing Local Match and Authorizing Contract Signature for the State of Minnesota Contamination Investigation Grant

BE IT RESOLVED that the **city of Wabasha** has approved the Contamination Cleanup grant application submitted to the Department of Employment and Economic Development (DEED) on of before May 1, 2025, by the city of Wabasha for River Crossing, former Athletic Field site.

BE IT Further RESOLVED that the city of Wabasha act as the legal sponsor for project(s) contained in the Contamination Cleanup Grant Program to be submitted on or before May 1, 2025 and that the City Administrator is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the city of Wabasha.

BE IT FURTHER RESOLVED that the city of Wabasha, has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that the city of Wabasha, has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the city of Wabasha may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the city of Wabasha certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the Clerk, or Title of Authorized Official(s), are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

I CERTIFY THAT the above resolution was adopted by the City Council on April 17, 2025.

SIGNED: (Mayor) WITNESSED:

_____ _____(Signature)

_____ (Title & Date) _____ (Title & Date)

SIGNED: (City Clerk) WITNESSED:

_____ _____ (Signature)

_____ (Title & Date) _____ (Title & Date)

CITY OF WABASHA

Eagle Capital of America

RESOLUTION # 23-2025_a

City of Wabasha Approving the Application, Committing Local Match and Authorizing Contract Signature for the State of Minnesota Contamination Investigation Grant

BE IT RESOLVED that the **city of Wabasha** has approved the Contamination Cleanup grant application submitted to the Department of Employment and Economic Development (DEED) on of before May 1, 2025, by the city of Wabasha.

BE IT Further RESOLVED that the city of Wabasha act as the legal sponsor for project(s) contained in the Contamination Cleanup Grant Program to be submitted on or before May 1, 2025 and that the City Administrator is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the city of Wabasha.

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NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the Clerk, or Title of Authorized Official(s), are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

I CERTIFY THAT the above resolution was adopted by the City Council on April 17, 2025.

SIGNED: (Mayor) _____

Mayor 4/17/25 (Title & Date)

WITNESSED: _____ (Signature)

City Administrator
4/17/2025 (Title & Date)

SIGNED: (City Clerk) _____

City Clerk (Title & Date)
4-17-2025

WITNESSED: _____ (Signature)

City Administrator
4/17/2025 (Title & Date)

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Website: www.wabasha.org
This institution is an equal opportunity provider.

City Council Special **1. 2.**

Meeting Date: 04/17/2025

ITEM TITLE: Approve Resolution 22-2025 Approve application for contamination clean up grant at Alleghany Apartments site

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

The second round of vapor testing at the future apartment building site required by MPCA revealed ethylbenzene to a level that will require a mitigation system. We estimated the cost of the system (plus engineering) to be approximately $50,000. MPCA has grants to cover clean up 75% of the costs but the municipality or Port must be the applicant. The application will likely be submitted Novemebr 1st, but possibly May 1st then which it must be approved for application.

ACTION REQUIRED:

Approve resolution.

Attachments

Resolution 22-2025

CITY OF WABASHA, MINNESOTA
CITY COUNCIL RESOLUTION #22-2025

A RESOLUTION APPROVING CONTAMINATION CLEAN UP GRANT

BE IT RESOLVED that the **City of Wabasha** has approved a Contamination Cleanup grant application that will be submitted to the Department of Employment and Economic Development (DEED) on May 1 or November 1, pending approval of RAP plan by MPCA, by Wabasha Port Authority for the Transfer Building/Food Share (future Allgehany Apartments) site.

I certify that the above resolution was adopted by the city council on April 17, 2025.

Signed: _____ (Authorized Official)
Title: _____
Date: _____
Witnessed by: _____
Title: _____Date: _____

PASSED this amended version by the City Council of the City of Wabasha on this 17 day of April, 2025.

ATTEST

_____ _____
City Clerk Mayor