

**MINUTES
CITY OF LONSDALE
SPECIAL CITY COUNCIL MEETING
JANUARY 3, 2019**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale City Council to order at 5:00 p.m. in the City Council Chambers, 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Members Present: Steve Cherney, Kevin Kodada, Tim Rud, Cindy Furrer, and Scott Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson, City Planner Benjamin Baker, City Engineer John Powell, Public Works Director Russ Vlasak, Building Official Chris Chandler

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any corrections, additions, or deletions to the agenda.

A motion was made by Kodada and seconded by Pelava to approve the agenda. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

None

10. NEW BUSINESS

a. Discuss a Senior Housing / City Facility Development Project

Rud thanked everyone for attending the special meeting. He said that the City has been working to get a site and a willing developer to construct needed senior housing in town. He said that local seniors are wanting to stay in town and enjoy their golden years near friends and family. The Council was provided with a sketch plan to review which showed 28 patio homes, a community club house building, proposed 14,450 s.f. building for a Public Safety/City Hall facility, and associated parking. Rud said that this is the first time that the Council and Staff have seen this plan, and he noted that nothing has been discussed or decided yet on the proposed development. He invited the land owner/developer to come up to the podium and provide an overview of the proposed project.

Garry Tupy and Ashlee Rickert, of Moderno Companies, presented the proposed senior housing development idea to the Council and audience. Tupy said that they are focusing on reaching the needs of independent seniors looking to downsize and want less of a yard to take care of. He said that a neighborhood association would be created to help with snow removal and outside yard maintenance. He said that a neighborhood center/club house building would also be constructed for association members and potentially residents of the Villages of Lonsdale to get together for parties, games, socialization, movies, etc. Tupy said that two separate patios would be available for use during the warmer months. Rickert showed large detail elevations and floor plans of the proposed patio homes. She said that there is an unmet need in the Londale area for this type of senior housing. Rickert shared a recent story of her grandmother's experience if moving from her home to a multi-story senior complex. Rickert said that they recently moved her grandmother into a similar patio home on Hawaii Street SE, and she loves it compared to the senior housing apartments. Rickert explained that the homes can either be built as one-story or two-story slab-on-grade homes. Tupy introduced Sara Hudoba and invited her to come up to the podium. Sara Hudoba, Loeffler Construction & Consulting, said that Loeffler is very interested in helping with the Public Safety/City Hall facility. She went through a resume of similar projects that Loeffler has been involved in recently, and she offered to help any way that is needed.

Mary Lou Skluzacek, 149 Hawaii Street SE, stated that she would prefer the City construct something like Phillips Square in New Prague, a senior housing apartment complex. Tupy explained that they have tried to work with Rice County and Three Links over the past few months, but neither party is ready to pursue investment into a larger senior housing complex at this time. Tupy further explained that it is not financially feasible to construct such a complex without collecting higher rents than the market can afford in Lonsdale. Tupy said that rents would have to be at \$1,700/mo. for a 16-unit senior complex with a community room. He said that unless Three Links or Rice County steps in to help subsidize the rents, that a Plan-B, such as individual patio homes, has to be pursued. Ernie Skluzacek, 149 Hawaii Street SE, said that he and his wife really like their home their 1-story patio home, and he said it even has a storm shelter/emergency room included.

Tupy said that the Christmas Pines development in Elko New Market, which is currently under construction, is exactly the same type of patio home development as this proposal. He said that a PUD would be needed to make the development work. Rud said that the layout is very nice.

Ryan Skluzacek, 447 Singing Hills Drive SE, asked about room for Three-Links to expand and for transparency on the project. Tupy said that Three-Links does have room on-site for a future addition, if needed. Rud said that a Police Department/City Hall facility is definitely needed and way overdue. He talked about different financing options and being cognizant of any impact on local tax payers. Rud talked about past successful projects, such as Lonsdale Liquor, the grocery store, Lonsdale Clinic, and the Villages of Lonsdale, in which the City had to recruit developers to come to town. Rud said that it may be worth looking into State bonding projects or grants, and he stated that the intersection of TH 19 & 8th Avenue NE might need to be upgraded to a traffic signal or roundabout. Tupy talked about the savings that comes with grading and infrastructure when dual projects are completed at the same time. E. Skluzacek thanked Rud and the City for getting things done.

11. OTHER BUSINESS

None

12. ADJOURNMENT

A motion was made by Pelava and seconded by Kodada to adjourn the meeting. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried. The meeting ended at 6:03 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator