

**MINUTES
CITY OF LONSDALE
CITY COUNCIL MEETING
OCTOBER 27, 2016**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale City Council to order at 7:00 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: Kodada, Daleiden, Rud, Furrer, and Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson, City Planner Benjamin Baker,
City Engineer Kevin Kawlewski

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any corrections, additions, or deletions to the agenda. Rud asked to add an "Update from Rice County Commissioner Jeff Docken" to the agenda.

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

5. APPROVAL OF MINUTES

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

A motion was made by Kodada and seconded by Daleiden to approve the Minutes from the October 13, 2016 Regular Meeting. Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

6. PUBLIC HEARINGS

Area No. 5 – Phase III Street and Utility Improvement Project – Kevin Kawlewski, City Engineer

Rud read the public hearing notice, and he opened the hearing. City Engineer Kevin Kawlewski went through a 20-page presentation which provided details of the proposed 2017 Area No. 5 – Phase III Street & Utility Improvement Project including: contact information, phasing, proposed improvements, costs, financing, assessments, and timeline.

Steven Kroll, 22 Central Street East, stated that he was not in favor of the project. He said that he just moved into his home, and he didn't plan on there being additional assessment

payments on top of his mortgage payment. He asked for more information on the project. Kawlewski stated that the water quality should improve along 1st Avenue NE due to a new loop being constructed at the north end. Erickson stated that copies of the assessment role and presentation were available on the rear table. He also went through the options for assessment deferments.

Chris Kraimer, 126 1st Avenue NE, stated that she was not in favor of the improvement. She said that the project will not do anything to improve her property. She said that there are not really any water quality issues along 1st Avenue NE. Kraimer also commented that the street and curb are in pretty good condition.

A letter from William Horejsi, 127 1st Avenue NE, was submitted to the Council by Chris Kraimer. The letter stated that he was not in favor of the project.

Keith Fredrickson, 325 Main St. S., stated that he was not in favor of the project. He questioned how old the sewer and water lines really were under 1st Avenue NE. Rud stated that the watermain is old and brittle, and he explained that the City has to pay \$2,500 - \$5,000 to repair watermain breaks per occurrence. He stated that it gets very expensive for the City to keep fixing breaks compared to installing new lines. Kawlewski said that the water lines may be as old as the 1940-1950s.

Caleb Nystuen, 108 1st Avenue NE, stated that he declines on the proposed project.

Sue Kruger, 115 Arizona Street SE, stated that she was not in favor of the project because it will be a financial burden on her fixed income. She also questioned how the City would save her 80 ft. tall blue spruce tree located near the back of the curb. Kawlewski ensured her that trees in similar locations have survived through past reconstruction projects. He said that the project will only impact the boulevard area within a few feet behind the curb. She also asked the City to look into moving a fire hydrant in that same location. Kruger said that she has been frustrated with the noise of construction trucks during the Phase I and II portions of the Area No. 5 Projects. Rud suggested that an on-site meeting be scheduled to address Kruger's concerns. Kruger asked if that the City would consider purchasing her and the neighboring two properties for \$300,000.

Adline Smisek, 133 1st Avenue SE, stated that she was at the neighborhood meeting two weeks prior, in which she relayed her concerns about stormwater driange and street slope. Rud assured her that the City Engineer would design the project to correct the drainage issues.

Erickson reported that no other written or verbal comments about the project were submitted to the City.

A motion was made by Kodada and seconded by Furrer to close the public hearing. Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried. The hearing closed at 7:45pm.

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

A motion was made by Pelava and seconded by Daleiden to approve the consent agenda as follows:

- a. Monthly Bills
- b. Treasurer's Report
- c. Board and Commission Minutes

Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

9. OLD BUSINESS

None

10. NEW BUSINESS

- a. Consider Approval of Resolution 2016-56, a Resolution Ordering the Improvement of the Area No. 5 – Phase III Street and Utility Improvement Project – Joel Erickson, City Administrator

The Council reviewed Resolution 2016-56. Erickson explained that Resolution 2016-56: 1) deems the improvement necessary, cost-effective, and feasible, 2) orders the improvement, 3) states that project has no relationship with the City's Comprehensive Plan, 4) that WSB & Associates is designated as the engineer for the improvement, and 5) that tax-exempt bonds will be used to finance the project. Since the majority of objections for the project were from residents living along 1st Avenue NE, the Council members debated whether or not to leave that section in the project scope. Kodada stated that he was in favor keeping that section in the project. He warned the residents that assessment costs will only increase with time. Rud said that it may be feasible to add that section along with an upcoming project. However, Rud and Kodada stated that there was no guarantee that that section of 1st Avenue NE would be included in any planned reconstruction projects scheduled for the southwest portion of town. Furrer stated that she can sympathize with the concerned residents, noting that she has been paying on a 10 year assessment for a similar type of street reconstruction project. Daleiden said that he considers himself progressive and looking out for the greater good of the community. He recommended proceeding with the project as planned. Rud said that the improvement needs to be done.

A motion was made by Daleiden and seconded by Furrer to approve Resolution 2016-56, a resolution ordering the improvement of the Area No. 5 – Phase III Street and Utility Improvement Project. Vote for: Kodada, Daleiden, Rud, and Furrer. Vote against: Pelava. Abstained: None. Vote: 4-1. Motion carried.

- b. Consider Approval of Resolution 2016-57, a Resolution Approving the 2016 Lonsdale Comprehensive Plan, a Compilation of Policy Statements, Goals, Standards and Maps for Guiding the Overall Development and Redevelopment of the Municipality – Jo Foust, Municipal Development Group

Baker provided a brief recap of the year-long comprehensive planning process that the City undertook in preparation for the City's new final Comp Plan document. He thanked the Comp Plan Committee members, MDG, WSB, the EDA, Chamber of Commerce, Park Board, local real estate agent/builders/developers, neighboring governmental entities, school districts, City staff, and all the community members that participated in the comp plan process over the past year. Planning Consultant Jo Foust, Municipal Development Group, went through a detailed presentation which highlighted the main points of the Lonsdale Comprehensive Plan. The Council also reviewed an 8-page summary sheet. Foust suggested that the City review the Comp Plan every 5 years and update the plan every 10 years. Kodada stated that the plan is very thorough and well done. Rud said that it took a lot of hours to put this excellent plan document together. He said that it is great that the City is managing its growth and promoting business expansion. He thanked everyone who helped create Lonsdale's newest Comp Plan update.

A motion was made by Kodada and seconded by Pelava to approve Resolution 2016-57, a resolution approving the 2016 Lonsdale Comprehensive Plan, a compilation of policy statements, goals, standards and maps for guiding the overall development and redevelopment of the municipality. Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- c. Consider Approval to Schedule a Special City Council Meeting on Monday, November 21, 2016 at 6:00 pm to Finalize the City's 2017 Budget and Property Tax Levy – Joel Erickson, City Administrator

Erickson asked the Council to schedule a Special City Council meeting on Monday, November 21, 2016 to review the City's 2017 Budget and Property Tax Levy one last time before final approval in early December.

A motion was made by Pelava and seconded by Furrer to schedule a Special City Council Meeting on Monday, November 21, 2016 at 6:00 pm to finalize the City's 2017 Budget and Property Tax Levy. Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- d. Consider Approval of Resolution 2016-58, a Resolution Approving Adoption of a Purchase Agreement – Joel Erickson, City Administrator

The Council reviewed a Purchase Agreement for the City owned property at 817 Colorado Street NW. Erickson reviewed the history on how the City obtained the property and its ultimate goal for the property. He said that the John and Sheila Dayus will be removing the trailer home within 30-days and constructing a residential dwelling on the property in the near future. Erickson highlighted the main points of the agreement. Furrer said that it seems to be a win all-around. Kodada asked about the shallow sewer and SAC/WAC fees. Erickson said that the purchaser is knowingly purchasing the property as-is, and he said that they will not have to pay for another SAC/WAC fee.

A motion was made by Furrer and seconded by Pelava to approve Resolution 2016-58, a resolution approving adoption of a Purchase Agreement. Vote for: Kodada, Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- e. Rice County Update – Jeff Docken, Rice County Commissioner

Rice County Commissioner Jeff Docken provided the City Council and audience with a brief update on happenings at Rice County. He noted that like Lonsdale, Rice County is also going through a Comp Plan update process. He said that it is exciting to see the growth in Lonsdale and the northwest portion of the county. The Council thanked Docken for attending the meeting.

11. OTHER BUSINESS

- a. Staff Reports

Public Works Director

N/A

City Engineer

Kawlewski provided an update on the Area No. 5 – Phase II Reconstruction Project.

City Administrator

Erickson stated that he has been preparing for the November 1st EDA Forum event and the general election. He also provided a brief recap of the League of Minnesota Cities Regional Meeting Staff recently attended in Mankato.

City Planner

Baker stated that he initiated a grant request for the Transportation Alternative Funds for Safe Routes to School infrastructure projects. He said that fencing for the new Dog Park should be going in the week of November 7th with trees to go in the following week.

b. Council Reports

Council Member Daleiden

Daleiden announced two upcoming tasting events at Lonsdale Liquor.

Council Member Kodada

Kodada said that the Park Board will not be meeting on November 8th due to the general election.

Council Member Furrer

Furrer announced the the EDA will be hosting a Business Forum on November 1st from 5:00 pm – 7:00 pm. She also provided an update on happenings at the Library.

Council Member Pelava

Pelava stated that on October 20th, the Lonsdale Planning Commission held an Open House and Public Hearing for the 2016 Comp Plan update.

Mayor Rud

Rud thanked the Lonsdale Area Chamber of Commerce for hosting the recent candidate forum. He thanked the Knights of Columbus for sponsoring a charity house, where the proceeds of the home will go back to the community. Rud provided information on energy assistance. Rud said that “Meeting with the Mayor” will held held on November 12th from 8:30 am – 10:30 am at City Hall.

12. ADJOURNMENT

A motion was made by Kodada and seconded by Furrer to adjourn the meeting. Vote for: Daleiden, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried. The meeting ended at 8:50 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator