

**MINUTES
CITY OF LONSDALE
CITY COUNCIL MEETING
NOVEMBER 21, 2022**

1. CALL TO ORDER

Mayor Rud called a meeting of the Lonsdale City Council to order at 7:01 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: David Webb, Kevin Kodada, Tim Rud, Cindy Furrer and Scott Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson, City Engineer Nick Guilliams and Public Works Director Joe Dornfeld

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any additions, deletions or corrections to the agenda. A motion was made by Pelava and seconded by Kodada to approve the agenda as presented. Vote for: Webb, 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

a. Shanna Gutzke-Kupp – Lonsdale Area Chamber of Commerce

Gutzke-Kupp said the Chamber is hosting Frosty Fest on November 26th, which will include a lantern release, tree lighting, fire, pictures with Santa, etc. She encouraged everyone to attend the event. She said the Lonsdale 1st Program is running through the end of the year and the drawing for a total of \$700 in Chamber Checks will be held at the Chamber's Annual Dinner at the end of January. Gutzke-Kupp said Mayor Rud is scheduled to give the annual State of the City on February 21, 2023 and thanked the City Council for all their support. Mayor Rud said Gutzke-Kupp and the Chamber do a terrific job.

8. APPROVAL OF THE CONSENT AGENDA

- a. Monthly Bills
- b. Treasurers Report
- c. Board and Commission Minutes
- d. Consider Acknowledgement of a Minnesota Lawful Gambling LG220 Application for Exempt Permit With No Waiting Period Submitted by the Knights of Columbus Council 16225
- e. Consider Approval to Schedule a Public Hearing on December 29, 2022 at 7:00 pm or Shortly Thereafter for Ordinance 2022-315 (2023 Fee Schedule), an Ordinance Amending Ordinance 2022-308 (2022 Fee Schedule)

Mayor Rud said there are number of items on the Consent Agenda and asked if anyone wanted any of the items pulled for discussion. A motion was made by Pelava and seconded by Webb to approve the Consent Agenda. Vote for: Webb, Kodada, 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 Change Order No. 7 in the Deduct Amount of \$23,170.00 for the New Police Facility Project

Melissa Stein of Wold said the proposed Change Order is for a deduct. She said the facility is occupied and the contractor is working on several punch list items. Stein said they coordinated with a professional photographer to take photos of the buildings interior/exterior and if the City wants any photos to let her know. She said she is finalizing the details of a dedication plaque for the facility as well. Mayor Rud asked if the project is close to being closed out. Stein said yes and she is working with the contractor to get the final documents, O&M information, etc. Furrer said she likes deduct change orders. A motion was made by Kodada and seconded by Webb to approve Changer Order No. 7 in the deduct amount of \$23,170.00. Vote for: Webb, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- b. Consider Ordinance 2022-314, an Ordinance Amending Ordinance No. 2018-291 – Adding Commercial Car Washes as a Conditional Use to the Rolling Ridge Market Place PUD

Erickson said the public hearing for this item was held at the November 19th Planning Commission meeting earlier in the week. He reviewed the request including project size, history of proposed car washes in the development, the request made in May of 2022, comments made at both public hearings and the fact the applicant had a noise study completed. He said the only action to be taken tonight is a text amendment to allow commercial car washes, not approving the car wash itself. Applicant Jake Wetzel introduced himself and clarified that the garage doors will be closed during the entire wash/dry process to address the concern of noise. He said when initially approved, the development was to have a 750' long strip mall with 15-20 business proposed on both the

north and south sides of the pad. Wetzel said the ring road currently in place will have less traffic than initially proposed with the development. He said his proposal is consistent with the approved 2018 PUD site plan. He said he spoke to a realtor and was told the values of adjacent residential properties will not decrease and he compared properties adjacent to and further away from his car wash in Le Center, which showed there is no difference in values. Wetzel said based on his feasibility study, he is only interested in locating in the RRMP. He said he had a noise study completed and summarized the findings of the study. He said the closest home is 320 feet away from the proposed site. Wetzel said based on 33 washes per day, it equates to 47 minutes of dry time, compared to the basically nonstop noise generated from existing businesses in the RRMP. Mayor Rud asked Wetzel if the noise generated by the dryers will be 60 decibels at 300 feet away. Wetzel replied yes. Mayor Rud said based on the report, 60 decibels is a normal conversation and hopefully, Wetzel's efforts show his commitment to Lonsdale. Mayor Rud asked what the estimated construction cost is. Wetzel said \$1,100,000. Mayor Rud said the Wetzel has done what was asked of him. Pelava said with the doors closed, there will basically be zero noise. Kodada said this was denied in May for the reasons addressed by Wetzel and the building should be located adjacent to the bank, the doors closed during the wash/dry process and the applicant has done a lot to address the concerns brought up in May. Mayor Rud said based on the noise study, the car wash will be quieter than Mackenthun's roof top units. Kodada said if approved, during the CUP process, the distance to residential properties needs to be looked at. Furrer said it is a good project but wished there was a better location. She said the advisory boards do the research and she does not like going against their recommendations. Furrer was concerned about the effect this will have on the next request for a use that is not permitted. Mayor Rud said during the CUP process is when conditions can be imposed to address concerns. He said the City spends lots of time and money on marketing/promoting businesses just to say no to a business that wants to locate in Lonsdale. He said Wetzel has done what was asked of him and he is supportive of the project with conditions to address concerns. Pelava said advisory boards go a good job but the City Council is ultimately charged with making decisions. He said Lonsdale has a population of nearly 5,000 people and there was virtually no opposition to the project and he supports it. Kodada said the property has been vacant for nearly 20 years and hopefully, the project sparks life into the development. He said if the full Planning Commission was present at their meeting, the outcome might have been different. Mayor Rud said as the City Council, we need to make a decision and move forward. A motion was made by Pelava and seconded by Webb to approve Ordinance 2022-314, an Ordinance Amending Ordinance No. 2018-291 – Adding Commercial Car Washes as a Conditional Use to the Rolling Ridge Market Place PUD. Vote for: Webb, Kodada, Rud and Pelava. Vote against: Furrer. Abstained: None. Vote: 4-1. Motion carried.

c. Consider Approval to Appoint Joe Pumper as Fire Chief of the Lonsdale Fire Department

Erickson said the position of Fire Chief has a four year term and the current Chief did not reapply. He said the position was posted and Joe Pumper was the only applicant. Erickson said the interview committee interviewed Pumper and he did a good job. Erickson said based on Pumper's experience and interview, the committee was recommending Pumper be the next Fire Chief. Kodada said it was a great pick. A motion was made by Kodada and seconded by Furrer to appoint Joe Pumper as Fire Chief. Vote for: Webb, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

Pumper thanked the interview committee and said he is excited to be the next Fire Chief. He thanked prior Chief's, his family and other fire fighters he has worked with for their support.

d. Consider Approval to Appoint Harry Danielson as Assistant Fire Chief of the Lonsdale Fire Department

Erickson said like the Chief, the Assistant Chief's position has a four year term and the current Assistant Chief did not reapply. Erickson said the position was posted twice and the three applicants were interviewed by the interview committee. He summarized Danielson's experience and said he interviewed well. Erickson said based on Danielson's experience and interview, the committee recommended he be appointed the next Assistant Fire Chief. Pelava said the committee felt Danielson was good and qualified for the position. A motion was made by Pelava and seconded by Webb to appoint Harry Danielson as the next Assistant Fire Chief. Vote for: Webb, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

e. Consider Approval of the 2023 West Central Sanitation "Good Neighbor" Recycling Teams

Erickson said there were three applications on file for 2023 recycling teams. He recommended the Lonsdale Golden Agers for the 1st quarter, the TCU Baseball Team for the 2nd quarter and the Lonsdale Lion's as the 3rd quarter recycling team. He said the recommendation was based on the Selection Priority Policy. A motion was made by Kodada and seconded by Furrer to appoint the Lonsdale Golden Agers as the 1st quarter, the TCU Baseball Team as the 2nd quarter and the Lonsdale Lion's as the 3rd quarter recycling teams. Vote for: Webb, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- f. Consider Approval of Resolution 2022-52, a Resolution Supporting Rice County’s Full Application for Active Transportation Infrastructure Funding for a “HAWK” System to be Installed at the Intersection of CSAH 4 and 80th Street West
Erickson said as part of the CSAH 4 reconstruction project, staff proposed to make improvements to the pedestrian crossings at 8th Ave and 80th St. He said a RRFB is proposed for 8th Ave but due to the speed limit by the school, a HAWK system is recommended for that intersection. Erickson said the cost of a HAWK system is \$100,000 and unless grant funding is obtained, it will not be constructed. He said because of that, Rice County intends to submit a grant for the HAWK system and a requirement of the grant are letters/resolutions of support for the application. Erickson said he was recommending approval of Resolution 2022-52. Vote for: Webb, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

11. OTHER BUSINESS

a. Staff Reports

Public Works Director

Dornfeld said the John Deere Gator will be delivered tomorrow. He said staff will be doublechecking the Christmas Tree lights before Frosty Fest and they are getting ready for the first plowing of the season.

City Engineer

None

City Administrator

Erickson said last week he attended the Park Board and Planning Commission meetings. He said earlier in the week, he participated in a meeting on the Comp. Water Study and attended required two day NIMS/ICS training. Erickson said the applications for Community Development Planner have been rated and will be sent to the HR Committee for review next week to select applicants for interviews.

City Planner

None

b. Council Reports

Council Member Webb

Webb said the Library Halloween Party was a success with 126 kids attending. He said the Library is working on new programming for the coming year.

Council Member Kodada

Kodada said last week the Planning Commission reviewed the text amendment application to allow commercial carwashes in the RRMP development and the Park Board reviewed the skate park and the recently completed Eagle Scout project. He said the Park Board also discussed acknowledging Mike Tikalsky for his generosity over the years that made improvements at the DRS field possible. Kodada said he suggested the Aces take the lead on the project because they have more knowledge of what was done.

Council Member Furrer

Furrer said the EDA met last week but due to a lack of quorum, no action was taken.

Council Member Pelava

Pelava said the Chamber items were covered earlier and there are a lot of interviews coming up.

Mayor Rud

Mayor Rud said it was good the new PD facility project came in on budget. Kodada said it was a good decision to complete the project when it was because costs have increased 20% since then.

12. ADJOURNMENT

A motion was made by Kodada and seconded by Furrer to adjourn the meeting. Vote for: Webb, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The meeting ended at 7:50 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator