

**MINUTES
CITY OF LONSDALE
CITY COUNCIL MEETING
MAY 26, 2022**

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: Kevin Kodada, Tim Rud, Cindy Furrer, and Scott Pelava

Members Absent: David Webb

City Staff Present: City Administrator Joel Erickson and City Engineer Nick Guilliams

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 as presented. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. 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 Pelava to approve the Minutes from the May 12, 2022 Work Session and May 12, 2022 Regular Meeting. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

A motion was made by Pelava and seconded by Furrer to approve the Consent Agenda:

- a. Monthly Bills
- b. Treasurers Report
- c. Board and Commission Minutes
- d. Consider Approval of a Sewer Rate Adjustment For the Property Located at 244 8th Ave NW
- e. Consider Approval of Resolution 2022-31, a Resolution Accepting a Donation in Memory of Bob Getting
- f. Consider Approval to Accept Tom Steiner's Letter of Resignation as Seasonal Public Works Employee
- g. Consider Approval to Accept Jerry Kroyer's Letter of Resignation as Seasonal Public Works Employee

Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None.
Vote: 4-0. Motion carried. Mayor Rud thanked the Getting family for the donation.

9. OLD BUSINESS

- a. Discuss Willow Creek Commons 2nd Addition Potential Townhome Development Project
Erickson said this item was discussed at a City Council Work Session with the Planning Commission on May 12, 2022. He said discussion at the Work Session was good and the Planning Commission and City Council were tasked with thinking about the potential project with the goal of letting Lance Manty know the City thoughts on the project by the end of May. Erickson said the Planning Commission did review the item at their May 23, 2022 meeting. He reviewed the Planning Commissioner's discussion. Erickson said overall, the Planning Commission seemed supportive of the potential project. He said Manty and himself have been working on a purchase agreement to be presented at the June 9th meeting for consideration. He said later on the agenda is a proposed purchase agreement from another party for the parcel. Mayor Rud asked if the Planning Commission had an opinion on rezoning the parcel to residential. Kodada said there was not an official vote taken but the Planning Commission seemed willing to entertain the request, that rental housing is needed in Lonsdale and they felt it would be a good buffer between the commercial and existing single family detached homes in the area. Kodada said it should be a Planned Unit Development (PUD) so standards are in place. Furrer said it would be a good buffer as well. Mayor Rud asked if the project would be treated as a development with associated fees. Erickson said when the development was assumed by the bank, the City and the bank negotiated the fees/obligations remaining according to the development agreement. He said the WAC/SAC Fees would be paid with the building permits. Mayor Rud asked with purchase agreement with Manty nearing completion, what will happen if residents in the area are opposed to the project or the PUD agreement is not approved? Erickson said there will be required public hearings held and depending on the comments received, they might have an impact on the recommendation of the Planning Commission and ultimately the City Council decision. Mayor Rud asked with a purchase agreement from another interested party later on the agenda and how will that be handled? Erickson said the buyer needs to be comfortable

moving forward with what has been negotiated but there are differences between the two agreements that may determine which agreement is accepted. Erickson summarized some of the differences between the two purchase agreements. Mayor Rud asked if there was a complete purchase agreement to consider tonight? Erickson replied no. There was general discussion on the purchase agreement and how to proceed. Mayor Rud said the process should be fair to both parties. Kodada agreed. Furrer said the process should be fair and the parcel advertised for sale. Kodada asked if the parcel was listed for sale. Erickson said the parcel is currently listed on Co-Star and during the second half of 2021, it was heavily marketed on LoopNet. There was discussion on the process to advertise for bids, timeline, etc. A motion was made by Kodada and seconded by Furrer to advertise the parcel for sale. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

10. NEW BUSINESS

- a. Consider Approval of Mary Jo Turek’s Letter of Resignation as Administrative Assistant
Erickson said Turek has submitted her letter of resignation effective June 10, 2022, summarized her duties and said she was a good employee. There was discussion on how to proceed, review of the job description and what will happen to assume the duties in the short term. A motion was made by Pelava and seconded by Furrer to accept Turek’s letter of resignation. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.
- b. Consider Approval to Make a Conditional Job Offer to John Broton-Anderson as Fire Fighter
Chief Pfluke said the department advertised for two fire fighters, interviews were conducted May 17, 2022 and the recommendation of the interview committee is to make a conditional job offer to John Broton-Anderson. Pfluke said if approved, the applicant would go through a background check and physical. He said training/schooling will begin in the fall. A motion was made by Furrer and seconded by Kodada to make a conditional job offer to John Broton-Anderson as Fire Fighter. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.
- c. Consider Approval to Make a Conditional Job Offer to Jaden Duban as Fire Fighter
Chief Pfluke said Jaden Duban applied to be a Fire Fighter and was interviewed on May 17, 2022. He said Duban will have to complete the background check and physical. A motion was made by Pelava and seconded by Furrer to make a conditional job offer to Jaden Duban as Fire Fighter. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

d. Consider Approval of Resolution 2022-32, a Resolution Accepting a Bid for the 2022 Trail Improvements Project

City Engineer Guilliams summarized the project and said it was staff's recommendation to approve the quote. He said the project was determined based on review of the City's Trail Maintenance Map. Guilliams said Crane Creek was the only contractor to submit a bid, which was under the engineer's estimate. Kodada said the project was budgeted for and is needed. A motion was made by Kodada and seconded by Pelava to approve Resolution 2022-32. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

e. Consider Resolution 2022-33, a Resolution Approving a Purchase Agreement Between the City of Lonsdale and ALG Enterprise, LLC

Erickson said with the discussion held earlier in the meeting on the same parcel, staff received direction to advertise the parcel for sale. He said the City Council could motion to not approve the purchase agreement or to table it. Kodada said the agreement should not be considered since direction was given to advertise the parcel for sale. Mayor Rud said the agreement could be tabled and the buyer can determine if that is their bid. Furrer said the buyer can withdraw the agreement. A motion was made by Pelava and seconded by Furrer to table Resolution 2022-33. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

11. OTHER BUSINESS

a. Staff Reports

Public Works Director

None

City Engineer

Guilliams said the 2022 street project is going well and the 11th Ave NE sanitary sewer service repairs have started and the first one is done. He said the 2022 mill and overlay project has been paved with restoration to follow.

City Administrator

Erickson said the Special Election for US Congressional District 1 was held May 24th with voter turn out of 5.2%. He said he will be looking for more election judges. Erickson said the first budget meeting will be held June 6th at 6:00 pm. Erickson provided an update on seasonal public works employees. He said he attended a regional economic development meeting.

City Planner

None

b. Council Reports

Council Member Webb

None

Council Member Kodada

Kodada said the Park Board reviewed soccer field layout at Trcka Park and RayAnn Park, began working on the 2023 budget, the Willow Creek Dr. SE trail is closed and the Board is looking into disc golf at Kalina Park.

Kodada said the Planning Commission reviewed the potential townhome project, broadband connections and the proposed zoning change to allow car washes in the Rolling Ridge Market Place. Mayor Rud asked if the car wash request was done. Kodada said it will come to the City Council for final consideration soon.

Council Member Furrer

Furrer said the EDA met last week and reviewed digital marketing, submitting a small cities development grant and the EDA has started working on their 2023 budget.

Council Member Pelava

Pelava said the Police Facility punch list walk through is tomorrow, the parking lot is paved and there are some supply chain issues that need to be resolved to finish the project. Mayor Rud said the City Council should discuss what will be done with the current facility.

Mayor Rud

Mayor Rud said Memorial Day is Monday, summarized the Legion's planned events and said it is good.

12. ADJOURNMENT

A motion was made by Kodada and seconded by Pelava to adjourn the meeting. Vote for: Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The meeting ended at 7:48 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator