

**MINUTES  
CITY OF LONSDALE  
CITY COUNCIL MEETING  
AUGUST 26, 2021**

**1. CALL TO ORDER**

Mayor Rud called a meeting of the Lonsdale City Council to order in the Lonsdale City Council Chambers at 7:00 p.m.

**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, Police Chief Jason Schmitz

**4. APPROVAL OF AGENDA**

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

A motion was made by Pelava and seconded by Cherney to approve the agenda as presented. Vote for: Cherney, Kodada, 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 Pelava to approve the Minutes from the August 12, 2021 Regular Meeting and the August 16, 2021 Special Meeting. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. 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 as follows:

- a. Monthly Bills
- b. Treasurers Report
- c. Board and Commission Minutes

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

**9. OLD BUSINESS**

None

**10. NEW BUSINESS**

- a. City Engineer Transition – John Powell, City Engineer and Morgan Dawley, Senior Director of Municipal Services/WSB

City Engineer John Powell informed the City Council that he will be leaving WSB and the City of Lonsdale for a position with Foth Engineering, which is a growth opportunity. John said that he followed the great work done by previous WSB City Engineer Kevin Kawlewski. He thanked City Staff and the Council for their help and solid decision making. Morgan Dawley, Senior Director of Municipal Services at WSB said that he will be assisting in a seamless transition and keeping Lonsdale happy. He said that WSB has been getting up-to-speed on projects and issues. Dawley introduced Nick Guilliams, WSB City Engineer, and invited him up to the podium. Guilliams provided the Council with a little history about himself, including his engineering experience and hands-on approach. He said that he was involved in a once-in-a-lifetime multi-year downtown infrastructure project in Afton, MN that was the recipient of several awards. He said that he prefers to solve problems in the field. Guilliams assured the Council that he is always available for questions. Erickson said that he already toured the projects with Guilliams, and said that they are working towards a smooth transition. On behalf of the Council, Rud thanked Powell for the professionalism that he brought and for doing a great job. He wished him best of luck in the future.

- b. Consider Approval of Resolution 2021-46, a Resolution Approving the Classification and Potential Sale of Non-Conservation Forfeited Land – Joel Erickson, City Administrator  
The Council reviewed a Staff Report and Resolution 2021-46 prepared by Erickson pertaining to the foreclosed property at 121 Main Street North. Erickson explained that he has been in contact with Rice County, and he noted that the underground tanks were filled and that borings to investigate potential contaminated soils will be completed in September. He said that Staff has received several inquiries pertaining to the property. Erickson went over the three options available when considering the sale of the parcel. He went through the main points of the Resolution. Due to the status of other unused building in Downtown Lonsdale, Rud asked what can be done to prevent warehousing and require that a building be regularly open for business. Erickson stated that the City can control permitted uses through the B-3 Zoning District regulations, which he said will be made available to prospective bidders. Cherney said that one of his focal points over the years has been the downtown area, and he said that there is seldom an opportunity to mitigate blight by purchasing the property for a small amount. Rud said that with the recent BR&E initiative, the City shouldn't miss out on an opportunity to revitalize an old building. Erickson referred to his discussions with Rice County staff. Furrer asked about outstanding assessments, and Erickson explained that the principal amount will be paid out of the sale proceeds, if enough remains.

A motion was made by Cherney and seconded by Kodada to table Resolution 2021-46. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- c. Consider Approval to Schedule a Public Hearing on Ordinance 2021-306, an Ordinance Amending City Code Chapter 33: City Council – Joel Erickson, City Administrator  
Erickson said that the last time the Council's compensation was increased was back in January 2006. He said that due to un-allotment, the Council led by example and took a pay cut. He said based on his research, an increase is justified. Erickson explained that for an increase to take effect, a public hearing would be necessary and the Ordinance would need to be approved prior to the November 2, 2021 Election and would take effect January 1, 2022. Based on previous discussion and research, the Council agreed on \$400/month for the Mayor and \$300/month for Council members. Erickson also went through a few other minor changes proposed to City Code Chapter 33, which were shown in red. The Council liked the idea of following an annual 3.5% increase, similar to City Staff's COLA increases. Erickson stated the City Attorney recommended not including annual increases because they could be subject to challenge.

A motion was made by Cherney and seconded by Pelava to schedule a Public Hearing on Ordinance 2021-306, an Ordinance amending City Code Chapter 33: City Council. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- d. Consider Approval to Schedule a Public Hearing on Special Assessments for Delinquent Accounts on October 28, 2021 at 7:00 pm or Shortly Thereafter – Joel Erickson, City Administrator

Erickson recommended scheduling a public hearing in order to assess delinquent accounts pertaining to unpaid fire calls and abatement of nuisances. The Staff Report noted that water shut-offs will begin in September.

A motion was made by Pelava and seconded by Furrer to schedule a Public Hearing on Special Assessments for Delinquent Accounts on October 28, 2021 at 7:00 pm or Shortly Thereafter. Vote for: Cherney, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

## 11. OTHER BUSINESS

- a. City Staff Reports

*Public Work Director*

N/A

*City Engineer*

Powell provided a detailed update on the 2021 Street Project. He said that a water leak was recently found in the driveway of the Villas of Lonsdale. Rud said that it is really good that the water service leak was found and that the general contractor, from the 2020 Street Project, will be responsible for repairing the leak. Powell said that there will be a neighborhood meeting and public hearing in September for the 2022 Street Project. Powell said that bids continue to be competitive, and he didn't foresee any substantial increases in project costs over this year. Powell thanked the Council for the opportunity. Rud thanked Powell for his service, and he wished him best of luck in the future.

*City Administrator*

Erickson said that he has been working on the WSB engineer transfer, elections, collective bargaining negotiations, the BR&E initiative, and the 2022 Budget.

*City Planner*

Baker said that 11 evergreen trees were planted on the southside of the Wastewater Treatment Plant to help screen the facility from the Willow Creek Heights neighborhood. He stated that LGI Homes was responsible for planting the trees, based on a condition of their Sales Center Interim Use Permit. Baker noted that the City has issued almost 40 new home permits and 905 total permits. He said that 508 re-roofing permits have been issued so far, which equates to over \$40,000 in fee revenue. The Council received a Planning/Zoning and development presentation to review for the August 30, 2021 Special Council meeting. Rud said that the cost of developing new lots are expensive and the City needs to be thinking about ways to promote development.

b. City Council / Department Reports

*Council Member Cherney*

Cherney said that BR&E groups are working on ways to attract people to Lonsdale. Cherney asked Powell to comment on a future moratorium on Street Projects to address other City needs. Powell said that a good time for the Council to consider a pause on Street Projects may be after the 2022 Street Project.

*Council Member Kodada*

Kodada stated that the Planning Commission will be having a joint meeting with the City Council on Monday, August 30<sup>th</sup>.

*Council Member Furrer*

Furrer said that the EDA met last week and discussed Downtown signage and LoopNet. She also provided an update on the BR&E groups.

*Council Member Pelava*

Pelava provided a status update on the Police Department Project. He noted that the brick and pre-cast wall panel colors are finally correct.

*Mayor Rud*

Rud give a shout out to Scott Pelava and Shanna Gutzke-Kupp from Lonsdale Area Chamber of Commerce for the many hours that the put into Community Days 2021. He sad that the event was a tremendous success, with many children in attendance. He also thanked all the volunteers, including the Public Works Department and Police Department for their help.

**12. ADJOURNMENT**

A motion was made by Kodada and seconded by Furrer 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 7:45 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator