

**MINUTES
CITY OF LONSDALE
SPECIAL CITY COUNCIL MEETING
OCTOBER 13, 2014**

1. CALL TO ORDER

Mayor Rud called the meeting to order at 6:32 p.m. at the Lonsdale American Legion, 115 2nd Ave NW., Lonsdale, MN 55046

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Present: Daleiden, Kodada, Rud, Furrer and Pelava

Absent: None

Staff Present: City Administrator Joel Erickson, Public Works Director Russ Vlasak and City Engineer Kevin Kawlewski

Others Present: None

4. AGENDA

Mayor Rud asked if there were any additions or deletions to the agenda. Erickson requested that a Resolution dispensing with the requirements that the Planning Commission reviews the Area No. 5 – Phase I street and utility improvement project for compliance with the City’s Comprehensive Plan be added to the agenda. A motion was made by Kodada and seconded by Furrer to approve the agenda with the requested addition. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

a. Area No. 5 – Phase I Improvement Hearing

Mayor Rud called the Public Hearing to order at 6:34 pm. Erickson provided a summary of the actions taken to get the project to this point. Kawlewski gave a presentation that covered: (1) project history; (2) project location; (3) proposed improvements; (4) project costs; (5) project financing; (6) proposed assessments; (7) project funding and (8) project timeline. Kawlewski said that Erickson can explain the allowable special assessment deferrals. Erickson said that property owners age 65 and over, active members of the military and disabled property owners can apply for a deferral of special assessments. Mayor Rud asked if there was any comments from the public. Steve Jacobitz said the alley south of Casey’s should be closed to prevent semi traffic from enter the residential area. There was general discuss on whether or not to vacate the alley. Residents asked what can be done if the alley is not vacated. Erickson said he would refer the issue to the Police Department. Peggy Steinhouse asked where mailboxes would be located during construction. Kawlewski said they would be located just outside of the project area. Vlasak said according to City Ordinance, there should be two

mailboxes installed on one post. He said if residents wanted that, that type of mailbox could be incorporated into the project. Judy Davis said she wants only her mailbox on a post. Creagg Steinhouse asked how far behind the curb the project would disturb. Kawlewski said each street will vary depending on grade changes but on average three to four feet behind the curb. Bruce Simon asked if any trees would be removed as part of the project. Kawlewski said the least amount of trees will be taken down as possible and only if completely necessary. He said before construction, there would be a meeting with residents and the contractor to go over specifics such as that. Kawlewski said if work needs to be done on private property, the City will need to receive a right of entry from the respective property owner. Bruce Simon asked if power poles would be relocated. Kawlewski said the poles are being left in place. John Sirek asked if the project would be publicly bid. Kawlewski said absolutely and he explained the bidding process. Kawlewski explained that work to any alley would essentially be reshaping and paving. Lori Nickel asked what the terms for special assessments would be. Erickson said special assessments would be payable over a fifteen year period with an interest rate of 5.50% with the final interest rate determined by interest paid on the bonds used to finance the project. Mayor Rud said before construction, there would be another meeting to address mobility, etc. Kawlewski stated that special assessments can be appealed by residents. Mayor Rud asked Erickson to explain the appeal process. Erickson said that special assessment can be appealed by presenting an objection prior to or at the special assessment hearing and within ten days of that meeting, the property owner had to file the objection in district court. Steve Jacobitz asked what the surveys that were sent to homes over the last month were for. Erickson explained the City is looking at applying for a Small Cities Development grant to assist in funding the water main improvements for Area No. 5 and housing rehabilitation projects. Bruce Simon asked about timing and project phasing because he will be hosting a graduation party in June. Kawlewski said the City can require the contractor to stage the project to provide the least amount of inconveniences as possible. Daleiden told residents to talk to the City so the City can be made aware of all events taking place while the project is under construction. A motion was made by Kodada and seconded by Pelava to close the Public Hearing. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

None

10. NEW BUSINESS

- a. Consider Approval of Resolution 2014-40, a Resolution Dispensing With the Requirement that the Planning Commission Reviews the Area No. 5 – Phase I Street and Utility Improvement Project for Compliance with the City’s Comprehensive Plan

Erickson said there is a requirement that the Planning Commission review capital improvement projects for compliance with the City’s Comprehensive Plan unless the City adopts a resolution dispensing with the requirement. Erickson said he is recommending approval Resolution 2014-40, which dispenses with the requirement because none of the “special transportation issues” identified in the Comp Plan are located in Area No. 5 – Phase I, Area No. 5 – Phase I is not part of a “future roadway network” and the goals and priorities for public utilities focus on economic development and Area No. 5 – Phase I is essentially all residential. A motion was made by Kodada and seconded by Furrer to approve Resolution 2014-40. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- b. Consider Approval of Resolution 2014-41, a Resolution Ordering the Improvement of Area No. 5 – Phase I Street and Utility Improvement Project

Erickson said the public hearing/improvement hearing was held earlier in the meeting. He said by adopting the proposed resolution, the City Council is: (1) stating the project is necessary, cost effective and feasible, (2) ordering the improvement to be completed as presented in the Feasibility Study, (3) stating that WSB shall continue with the preparation of plans and specifications and (4) declaring its intent to reimburse itself for the cost of the improvement from the proceeds of a tax-exempt bond. Erickson said the item that needs to be addressed is the alley by Casey’s. He said the Feasibility Study proposes the alley to be improved. Mayor Rud said a public hearing on the alley should be held prior to completion of the final plans and specifications. A motion was made by Daleiden and seconded by Pelava to approve Resolution 2014-41. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

- c. Consider Approval of Resolution 2014-42, a Resolution Utilizing the Lonsdale Business Park Project Retainage to Complete Uncompleted Items at This Time and to Possibly Terminate the Contract Between the City of Lonsdale and Heselton Construction

Erickson said the proposed resolution is due to several project either not meeting their final completion date or issues not getting resolved in a timely manner. Mayor Rud asked if meetings had been held to get these items resolved. Erickson said the project engineer has met with Heselton specific to the Lonsdale Business Park project. Mayor Rud asked what role the project engineer has taken to resolved these items. Erickson said the City is taking the lead to get this project completed. Pelava asked if the City is required to take the low bid for engineering services. Erickson said the City is not required to take the low bid for professional services such as engineering.

11. OTHER BUSINESS

- a. None

12. ADJOURNMENT

A motion was made by Kodada and seconded by Pelava to adjourn the meeting.
Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None.
Abstained: None. Vote: 5-0. Motion carried. The meeting was adjourned at 7:22
pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator