

**MINUTES
CITY OF LONSDALE
CITY COUNCIL MEETING
NOVEMBER 14, 2013**

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: Daleiden, Rud, Furrer, and Pelava

Members Absent: Kodada

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

4. APPROVAL OF AGENDA

Mayor Rud asked if there were any additions, deletions or corrections to the agenda. Erickson asked if Resolution 2013-53 could be added to the agenda.

A motion was made by Daleiden and seconded by Furrer to approve the agenda with the addition of Resolution 2013-53. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

a. 80th Street Improvement Project Assessment Hearing at 7:00 pm or Soon Thereafter

Rud read the public hearing notice and called the hearing to order at 7:06 pm.

Erickson provided background information on the project from 2006. He explained that Legacy Land Development of Minnesota was assessed \$421,796.58 for the 80th Street/Idaho Street Project on four of their vacant lots, payable over a ten year period at an interest rate of 4.7%. Erickson stated Legacy Land Development never paid their property taxes for those four particular lots, and therefore those four lots ended up being forfeited to the State of Minnesota. Erickson stated that City Staff and the City Attorney is recommending that each of the remaining vacant Legacy Land Development lots, along with the four State of Minnesota lots, be assessed \$8,000.00/lot over four years at 5.5%. He explained that the City will be able to recoup \$248,000.00 of the original

assessment. He also explained that the assessments are proposed for four years because the bonds issued to finance the project will be paid off in four years.

City Engineer Kawlewski provided an overview on the improvements that were made with the 80th Street/Idaho Street Project. He also explained the procedure required by the State and City for assessing a project. He stated how the assignments were calculated and that the amount of the assessments were \$248,000.00.

Rud asked if anyone off the floor had comments to relay.

Timothy Kes, 611 2nd Avenue SW, asked why only a few of Legacy's lots were assessed for the improvement project.

Erickson explained that Legacy Land Development objected to the original assessments over all of the lots in the development because some of the lots had already sold. He said that the City and Legacy met and came to terms on the assessments a week later. Erickson stated that back in 2006, land/lot values were at an all-time high and property development and projects were moving quickly. He said that there was no reason to believe that Legacy Land Development was going to default on their property taxes.

Erickson read a letter submitted by Legacy Land Development, objecting to the proposed reassessments of their vacant lots.

A motion was made by Daleiden and seconded by Furrer to close the public hearing. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The Public Hearing closed.

b. Lonsdale Business Park Construction Project Assessment Hearing at 7:30 pm or Soon Thereafter

Rud read the public hearing notice and called the hearing to order at 7:31 pm.

I & S Group Engineer Josh Pope stated that the City is following the Minnesota State Statue 429 Process and City Assessment Policy in regard to the Lonsdale Business Park Construction Project. He provided the Council with a copy of the proposed assessment roll along with maps of the project to review. Erickson stated that City Staff met periodically with the three property owners proposed to be assessed to keep them informed on the project. He said that no objections were made concerning the proposed assessments.

Rud thanked Administrator Erickson for his work in getting the \$1.5 million DEED grant for the project. He noted that the new Business Park will help the City thrive into the future.

A motion was made by Pelava and seconded by Furrer to close the public hearing. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The Public Hearing closed at 7:37 pm.

- c. 2013 Delinquent Accounts Assessment Hearing at 8:00 pm or Soon Thereafter
Rud read the public hearing notice and called the hearing to order at 8:02 pm.

The Council was provided with an updated assessment roll to review. Erickson noted the number of delinquent bills proposed to be assessed along with the breakdown of water/sewer accounts and nuisance abetments. He explained the details of the Resolution, including information pertaining to payment and interest.

Erickson stated that no written objections were received at City Hall concerning the proposed assessments for delinquent water/sewer accounts and nuisance abatements.

A motion was made by Daleiden and seconded by Pelavato close the public hearing.
Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None.
Vote: 4-0. Motion carried. The Public Hearing closed at 8:07 pm.

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

None

10. NEW BUSINESS

- a. Presentation of a Waste Management Youth Recycling Green Team Check in the Amount of \$441.00 to the New Prague Girls Fast Pitch Softball Association – Mike Donnelly, Waste Management

Mike Donnelly, Public Sector Representative for Waste Management, presented a check in the amount of \$441.00 to the New Prague Girls Fast Pitch Softball Team for helping to encourage the recycling of 29.43 tons of cardboard and mixed paper. Donnelly thanked the softball team for helping keep these items out of area landfills.

The Council thanked Waste Management, and they congratulated the New Prague Girls Softball Team for their recycling efforts.

- b. Consider Approval of Resolution 2013-50, a Resolution Adopting Special Assessments for the Idaho Street (80th St. S.) Improvement Project – Joel Erickson, City Administrator
Erickson read through Resolution 2013-50. The Council reviewed the proposed Resolution and Assessment Role. Pelava asked if this situation has ever occurred before. Erickson said that he was not aware of any other times that this situation has come up. Daleiden stated that it will be good for the City to recover the money.

A motion was made by Daleiden and seconded by Furrer to approve Resolution 2013-50, a resolution adopting special assessments for the Idaho Street (80th St. S.) Improvement Project. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

- c. Consider Approval of Resolution 2013-51, a Resolution Adopting Special Assessments for the Lonsdale Business Park Construction Project – Joel Erickson, City Administrator
Erickson read through Resolution 2013-51, and the City Council reviewed the proposed Assessment Role.

A motion was made by Daleiden and seconded by Furrer to approve Resolution 2013-51, a resolution adopting special assessments for the Lonsdale Business Park Construction Project. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

The Council briefly discussed the idea of letting a local farmer grow alfalfa on portions of the Business Park's Outlots.

- d. Consider Approval of Resolution 2013-52, a Resolution Adopting Special Assessments Pertaining to Delinquent Accounts – Joel Erickson, City Administrator
Erickson read through Resolution 2013-52, and he recommended that the Council approve the proposed Assessment Roll.

A motion was made by Pelava and seconded by Furrer to approve Resolution 2013-52, a resolution adopting special assessments pertaining to delinquent accounts. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

- e. Consider Approval to Purchase a 2014 Ford F-150 From New Prague Ford in the Amount of \$21,908.00 – Russ Vlasak, Public Works Director

Vlasak explained that during the 2013 budget process, that a new F-150 was budgeted for. He noted that the City typically keeps vehicles in its fleet for 10-15 years. He showed the Council differences between purchasing and lease options, and he mentioned that although it is more expensive to purchase the truck during the short term, it is less expensive over the long term. The Council reviewed a quote and details from New Prague Ford. Vlasak said that the truck will probably replace the old squad car that has been used by the department for many years. He said that a tool box and strobe lights will be added to the truck.

A motion was made by Daleiden and seconded by Pelava to approve the purchase of a 2014 Ford F-150 from New Prague Ford in the amount of \$21,908.00. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

Vlasak stated that the new truck should arrive in February.

- f. Consider Approval of Resolution 2013-53, a Resolution Approving the Closing Authorizing the City Administrator to Sign the Necessary Closing Documents for the Purchase of the Property Located at 7200 Lonsdale Boulevard West
Erickson stated that the closing for the property at 7200 Lonsdale Boulevard is scheduled for Tuesday, November 19 at 11:00 am. He said that all the requirements of the June 24, 2013 Purchase Agreement between the City of Lonsdale and all Terra, LLC have been completed. Erickson noted that the proposed Resolution authorizes the City Administrator to sign the necessary closing documents on behalf of the City of Lonsdale.

A motion was made by Furrer and seconded by Pelava to approve Resolution 2013-53, a resolution approving the closing and authorizing the City Administrator to sign the necessary closing documents for the purchase of the property located at 7200 Lonsdale Boulevard West. Vote for: Daleiden, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

11. OTHER BUSINESS

- a. Project Updates
Baker provided a recap of the last Park Board meeting along with an update on various park projects and initiatives. He talked about the Main Street Plaza, Kalina Park Project, Linking Lonsdale Project, and the proposed the Archery Range Project.

Rud noted that the City recently formed a Veterans Park Committee to help initiate the development of a Veterans Park within the City.

Erickson provided an update on the Business Park Project. He said that stormwater infrastructure, watermain, and sewer pipe have all been installed within the base of new Commerce Drive, from 15th Avenue SE eastward to the first curve. He noted that storm sewer work also began around the new stormwater pond, located toward the southern end of the project.

- b. Council / Department Reports

Council Member Daleiden:

Daleiden stated that October's liquor store numbers were fairly steady. He said that the store is doing very well overall after factoring in depreciation and repayment to the Sewer Fund. Rud noted that the City recently had Lonsdale Liquor apprised, and he stated that if the City was to sell the liquor store today, it would probably bring a in around \$400,000.00 - \$500,000.00 in net profit.

Council Member Kodada:
N/A

Council Member Furrer:
Furrer stated that the new Library Director's first few weeks on the job seem to be going well.

Council Member Pelava:
None.

Mayor Rud:
Rud thanked the Public Works Department for giving up their Sunday to fix a watermain break on 7th Avenue NW.

12. ADJOURNMENT

A motion was made by Daleiden and seconded by Pelava to adjourn the meeting. Vote for: Daleiden, Rud, Furrer, and Pelava. Against: None Vote 4-0. Motion carried. The meeting ended at 8:11 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator