

**MINUTES  
CITY OF LONSDALE  
SPECIAL CITY COUNCIL MEETING  
JUNE 17, 2014**

**1. CALL TO ORDER**

Mayor Rud called the meeting to order at 6:00 p.m. in the City Council Chambers, 415 Central St. W., Lonsdale, MN 55046

**2. PLEDGE OF ALLEGIANCE**

Everyone stood and recited the pledge of allegiance.

**3. ROLL CALL**

Present: Daleiden, Rud, Furrer and Pelava

Absent: Kodada

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

Others Present: None

**4. AGENDA**

Mayor Rud said there was one item on the agenda and asked if there were any additions to the agenda. Erickson requested that "Consider Approval of Resolution 2014-26, a Resolution Authorizing Adopting of a Purchase Agreement" be added to the agenda. A motion was made by Pelava and seconded by Furrer to approve the agenda and the addition of Resolution 2014-26. 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. None

**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 2014-26, a Resolution Authorizing Adoption of a Purchase Agreement

Erickson said he recently came to terms on the purchase agreement for 133 Main St. N. and that the property owners need to have the sale completed by the end of June. He said the terms agreed to by the City Council have not changed. He said

the purchase price is as follows: \$1,000.00 earnest money due upon signing the purchase agreement, a \$7,000.00 receipted/acknowledged donation to the Veteran's Memorial and \$89,000.00 due upon closing. He said the out of pocket expense to the City is \$90,000.00. Erickson said originally, the purchase price was \$130,000.00. Mayor Rud said as an option, the City could sell the building or auction it along with anything left in the home. Erickson reviewed the proposed resolution. Pelava asked if the basement would be backfilled and prepared for the memorial's foundation. Erickson said yes. Furrer asked for clarification of the \$7,000.00 donation. Erickson said the City will only be providing a receipt at closing. A motion was made by Daleiden and seconded by Pelava to approve Resolution 2014-26. Vote for: Daleiden, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried.

b. Discuss the Area No. 5 Street and utility Improvement Project

Kawlewski said the purpose of this agenda item is to discuss several policy issues that need to be addressed prior to the feasibility study and public meetings. The items addressed included:

1. Sanitary Sewer Cross Connections:

Kawlewski said typically cross connections are eliminated upon the sale of a home and the City should not have to spend money to treat clean water at the wastewater treatment plant. Rud asked how the ordinance is currently enforced. Vlasak said they are eliminated upon a utility inspection conducted by City staff when a property changes ownership. Mayor Rud asked what the cost was to eliminate the cross connections? Vlasak said it depends on the property. Mayor Rud suggested getting a price for these to be eliminated as part of the project. This way, the property owner can decide if they want to spend the money as part of the project or when they sell their property.

2. Water Services:

Vlasak said there are several water services located on private property that are plastic, lead or galvanized steel, which are no longer allowed by either the City or State of Minnesota. The City Council discussed possible finance options such as using cash, bonding or proceeds from a Small Cities Development Program grant to make these repairs. Vlasak said staff is proposing to repair all cracked sanitary sewer service wyes and approximately 1,500 feet of sanitary sewer main. Kawlewski said the storm sewer will almost entirely be upgraded and a temporary retention pond might be needed in the downstream area of the project.

3. Duplexes With Single Water Service:

Kawlewski said there are three duplexes that have a single water service line and curb stop. He said all properties need to have their own water service in case of the need to shut the water off, the other property still has service. Kawlewski said for the City to install separate water services, the City would have to obtain a right of entry and bring the service from the street into the home. He said the cost associated with this would be on top of the proposed assessment. Pelava recommended that as part of the project, a curb stop for each unit in the duplexes be installed to the property line and when the units sell, a separate water service line will have to be installed per City Code.

4. Delaware Street SE Sanitary Sewer Improvements:  
Vlasak said when this section of pipe was televised, it was full of water and “out of round”. He recommended this be included in the overall project. Kawlewski said currently, Delaware St. SE is proposed to be reconstructed east of 1<sup>st</sup> Ave SE approximately 150 feet. After discussion, it was decided to keep the original project scope and repair this section of pipe as a separate project to keep costs down.
5. Main Street S. Water main Loop:  
Vlasak said he is recommending to install 400 feet of water main from where it ends in Main St. S. to Hawaii St. SE to complete a water main loop for increased water quality. Mayor Rud said the developer of Harmony Meadows should be responsible for this when they begin the second addition of Harmony Meadows and the required improvements to Main St. S. required by Rice County. The consensus of the City Council was to not include this in the project.
6. Pre-Construction Property Inspections:  
Kawlewski recommended the City conduct pre-construction inspections of buildings in the project area so all conditions are known before construction begin because there are several homes/garages that are constructed in the right of way. With the homes being so close to the construction area and equipment, he said he does not want the City to be responsible for damage to property that already existed prior to the project beginning. The City Council agreed inspections should be completed.
7. Alley Improvements:  
Kawlewski said it is proposed to pave several alleys due to drainage and grade issues. He said these alleys were proposed to be paved when this project was looked at in 2012. Kawlewski said the cost for paving alleys would be on top of the proposed assessment. The City Council raised concerns about the amount of the assessments and financial hardship of the cost of alley improvements and an assessment. The City Council directed staff to obtain a cost for alley improvements and if residents want the work done and are willing to pay for it, the work could be done.
8. Vacation of 2<sup>nd</sup> Ave SE:  
Kawlewski said staff wants to know what the City Council thinks about vacating 2<sup>nd</sup> Ave SE between Highway 19 and Alabama St. SE prior to meeting with the church. The City Council agreed that 2<sup>nd</sup> Ave SE would not be eliminated.
9. Street Widths:  
Kawlewski said several streets are 10 feet wider than the normal street width of 36 feet. He said the additional cost is \$25,000.00 and asked the City Council how they wanted to address the street widths. Vlasak said if the streets are narrowed up, it would allow for snow storage and eliminate the need to remove snow from this area. The City Council directed staff to construct streets to their current widths.

10. Upper Arizona St. SE:

Kawlewski said it needs to be determined if this is in fact a public street or not. He said much of the vegetation on the slope is noxious and will need to be removed. Kawlewski said the existing access could be reconstructed or a new access could be provided to the property via 4<sup>th</sup> Ave SE. The City Council directed staff to meet with the property owner once the survey work was complete and come to an agreed upon access.

11. Replacement of Street Signs:

Staff said the City will replace signage similar to the Area No. 2 project.

12. Sidewalks/Water Services on Main St. S.:

Kawlewski said several properties on Main St. S. have retaining walls constructed on the property line, which could make replacement of sidewalks and water services difficult. The City Council directed staff do have the least amount of impact on properties as possible. Erickson said he would contact Rice County Engineer Dennis Luebbe regarding replacement of sidewalks.

**11. OTHER BUSINESS**

a. None

**12. ADJOURNMENT**

A motion was made by Daleiden and seconded by Furrer to adjourn the meeting. Vote for: Daleiden, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 4-0. Motion carried. The meeting was adjourned at 7:54 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator