MINUTES OF JOINT MEETING OF AVON EDA, AVON CITY COUNCIL AND AVON PLANNING COMMISSION HELD ON APRIL 17TH, 2007

Present: John Grutsch, Terry Pflipsen, Hugh Knox, Al Ernst, Daryl Rachey, Kurt Martholer, Doug Millaway, Katie Reiling, Rick Fishbach, Bob Pogatschnik, Cheryl Knox, Chris Panek, Jodi Austing-Traut

Absent: Amy Pogatschnik

Mayor Grutsch called the meeting to order at 6:15 pm.

**6:15 PM AVON EDA**

John Grutsch has been working with Ken Sauer regarding the purchase of the property. There are some back taxes showing up on a search, however, Mr. Sauer believes to have paid these. He will follow up with Mayor Grutsch. Because the site was formerly a gas station the city engineer recommended that the city hire the engineering firm to review the environmental site investigation that had been done a number of years ago however, it is believed that the only thing the review would show is that the site was formerly a gas station. The group discussed the costs and benefits associated with the testing. Consensus is to forgo the review based on previous testing that had been done showing no environmental concern.

***MOTION TERRY PFLIPSEN TO ADOPT CITY EDA RESOLUTION AUTHORIZING INTERFUND LOAN FROM THE EDA REVOLVING LOAN FUND TO THE CITY RELATING TO THE PURCHASE OF PROPERTY LOCATED AT 112 AVON AVENUE, SECOND DARYL RACHEY AND CARRIED UNANIMOUSLY.***

**6:30 PM AVON CITY COUNCIL**

DAVID DROWN FINANCING STREET PROJECTS DISCUSSION

The Council discussed various methods by which to finance street reconstruction projects. The council struggled with not wanting to assess property owners. They would prefer to put the cost of street reconstruction on the levy so all property owners share in the cost of reconstructing the streets. Consensus that we would need to have a street reconstruction plan in place. The city's current financial position is very healthy as a result of the past 5-6 years of foresight, planning, and building fund balances. If we do a million and a half dollars in street reconstruction projects in the next few years to get the worst streets completed and then stay "on top of" seal coating the city should be in relatively good financial shape to not have a substantial levy increase in order to get these projects done. Staff will put together a 5-year street improvement plan for reconstruction and maintenance for the council's consideration.

DISCUSSION OF 2ND STREET NW STREET PROJECT

John Grutsch, Ray Schmidt, Jodi Austing-Traut, and Randy Jenniges (city engineer) met with some of the property owners on 2nd St NW. We discussed project options: water,

sewer extensions and/or creation of an access across the trail near the maintenance shop. If the city would pursue extending Chinook and consider vacating 2nd Street near Lumber One. Mayor Grutsch feels would not be in the best interest of the property tax payers of Avon to tar 2nd Street if the property will be vacated and possibly fenced in by Lumber One.

**7:00 PM AVON PLANNING COMMISSION**

Motion Bob Pogatschnik seconded by Rick Fischbach to approve minutes of March 20th and April 4th 2007 motion carried unanimously.

1) PARK DEDICATION FOR AVON ESTATES PLAT
Gary Reiling of the Avon Parks Board obtained quotes to develop the parks in Avon Estates. The total cost of park equipment and ballfield development is estimated at $72,900 which does not include seeding. Mr. Reiling also checked with the Stearns County Assessors Office regarding the value of 5.95 acres of parkland in Avon Estates. The estimate came to $72,590. The parks board will do some further investigating as to how the trail dedication will fit into the overall parkland dedication equation.

2) REVIEW OF FINAL PLAT FOR PHASE III WATERS EDGE:
The final plat is in substantial conformance with the approved Preliminary Plat. The phasing plan changed an insignificant amount.

***MOTION KURT MARTHALER TO ADOPT PC RESOLUTION RECOMMENDING APPROVAL OF FINAL PLAT PHASE III OF WATERS EDGE SECOND KATIE REILING, MOTION CARRIED UNANIMOUSLY.***

3) FYI: ZONING ORDINANCE REVISIONS PROVIDED BY SHANNON SWEENEY
The Planning Commission will review the revisions and will contact Jodi with any concerns/issues. Council and Planning Commission will review the zoning ordinance at a special meeting, likely to be held toward the end of May.

4) PAINTED STEEL SIDING CLARIFICATION OF ORDINANCE
Bob Pogatschnik spoke with Timothy Greenwood (308 Char Ave) regarding his request to utilize painted steel on his proposed shed. The ordinance states that colored steel is acceptable.

5) Mark Kurtz did not show up for the meeting to voice his concerns about the zoning ordinance revisions.

Randy Jenniges addressed the council to give an update on Avon Estates. Pressure testing came back inconclusive. The engineers were hoping to run it at 100 psi for an hour and see it hold pressure, but the pressure did drop a psi or two every few minutes. All staff and consultants present felt that the problem was likely due to fittings and valves vs. the actual pipe. Some adjustments will be made and a retest will be conducted.

Still waiting for wetland mitigation to be completed. Bids will still be opened on May 1st but the project will not be awarded until the wetland mitigation is complete.

Sam Deleo requested approval for the rezoning request for a portion of Avon Estates. Public hearing needs to be scheduled with the Planning Commission.

***Motion Daryl Rachey to adjourn 8:45 pm, second John Grutsch.***

***Respectfully submitted,***
***Jodi Austing-Traut***